



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 21, 2014 REPORT NO. HO-14-026

ATTENTION: Hearing Officer

SUBJECT: MUIR FLATS
PTS PROJECT NUMBER: 348058

LOCATION: 4945 and 4947 Muir Avenue

APPLICANT: Amy Martorano
OWNER: APG Fund I, LLC, John Shafer (Attachment 12)

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Tentative Parcel Map to demolish the existing residential dwelling and detached garage located at the rear of the property (4947 Muir Avenue), retain the existing residential dwelling unit at the front of the property (4945 Muir Avenue) and construct a new two-story, two unit, residential condominium building with improvements, at the rear of the property, located at 4945 and 4947 Muir Avenue in the Ocean Beach Precise Plan area?

Staff Recommendation -

APPROVE Coastal Development Permit No. 1218367 and Tentative Parcel Map No. 1218406

Community Planning Group Recommendation - On April 3, 2014, the Ocean Beach Planning Board voted 9-0-0 to recommend approval of the project with one condition (Attachment 11).

Environmental Review:

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 15, 2014, the Notice of Right to Appeal (NORA) was prepared and the opportunity to appeal the determination ended April 29, 2014 (Attachment 9).

BACKGROUND

The 5,000 square foot project site is currently developed with two existing residential units and detached single car garage. The residential unit located at the front of the property, addressed as 4945 Muir Avenue, was constructed in 1950 and will be retained on the project site. The residential unit located at the rear of the property, addressed as 4947 Muir Avenue, was constructed in 1916 and is proposed to be demolished as part of the proposed development. The detached garage was built around 1950 and is also proposed to be demolished.

The property is located at 4945 and 4947 Muir Avenue, on the south side of Muir Avenue, north of Long Branch Avenue, west of Cable Street and east of Bacon Street, within the Ocean Beach Precise Plan. The Ocean Beach Precise Plan designates the site for medium density residential at a maximum of 25 dwelling units per acre and the proposed development is consistent with this designation. The site is located in the RM-2-4 Zone, 30-Foot Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and Local Coastal Program area. (Attachments 1-3). The site is bordered by existing single family development on all sides.

A Coastal Development Permit is required for the proposed demolition of the existing structures and construction of the new 2-unit residential condominium building, with improvements and a Tentative Parcel Map is required to create three (3) residential condominium units, for individual ownership, on the site.

A historic review of the existing site was conducted by staff during the review of the project. Staff determined that the property located at 4945 and 4947 Muir Avenue, is not an individually designated resource. The property is located within the Ocean Beach Cottage Emerging Historical District, but is not currently designated as part of that district. The District is voluntary in nature, and only property owners who volunteer their properties for designation are included in and regulated by the District. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

A Coastal Development Permit (CDP) and Tentative Parcel Map are required to demolish the existing residential building in the rear of the property and construct a new two-story, 1,513 square foot, 2-unit, residential condominium building located on a 5,000 square foot site. The completed project would contain three residential condominium units. The site is east of the Pacific Ocean, on the south side of Muir Avenue, north of Long Branch Avenue, west of Cable Street and east of Bacon Street.

The proposed 2-unit, condominium building would consist of the following: a five space parking area, similar in look to a carport, located at grade, with the proposed residential units above the parking area. The parking area would be accessed from the existing alley. Each unit within the

building would consist of the following: living room, kitchen and exterior patio of the first floor of living area; one bedroom and one bathroom on the second floor of living area and two individual roof decks on the top of the building. Exterior elevations of the proposed building consist of wood siding, stucco, concrete block, windows and aluminum railings.

The proposed project would be consistent with the bulk and scale of the surrounding residential community. The two-story building would have a height not greater than 30' -0" as defined, which would comply with the Coastal Height Limitation Overlay Zone's maximum allowable height of 30 feet (Attachments 5 and 6).

The project site is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP). Due to the project site location within the 65-70 dB CNEL noise contour, the project information was submitted to the San Diego County Regional Airport Authority (SDCRAA) for a determination of consistency. The SDCRAA, acting in its capacity as the San Diego County Airport Land Use Commission (ALUC), has determined that the proposed project is conditionally consistent with the SDIA ALUCP. Condition numbers 12-14 of the Coastal Development Permit are consistent with conditions presented in Resolution 2014-0005 ALUC, approved on March 6, 2014, by the ALUC (Attachment 13).

Project Related Issues

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the undergrounding waiver request qualifies under the guidelines for SDMC Section 144.0240 in that: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Additionally, it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area.

The applicant is required to underground any new service within the subdivision per condition number 20 of the draft tentative parcel map conditions (Attachment 8).

COMMUNITY PARTICIPATION

On April 3, 2014, the Ocean Beach Planning Board voted 9-0-0 to recommend approval of the project with one condition (Attachment 11). The one condition was that the Map Waiver be approved with the Coastal Development Permit to ensure the project provides the correct amount of parking. The parking regulations for apartment or condominium units are the same. The project requires five (5) parking spaces and provides the required five (5) parking spaces accessed from the alley.

CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and Tentative Parcel Map and determined the project is consistent with the applicable Coastal Development Regulations, the Ocean Beach Precise Plan and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permits.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1218367 and Tentative Parcel Map No. 1218406, with modifications.
2. Deny Coastal Development Permit No. 1218367 and Tentative Parcel Map No. 1218406, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Laura C. Black, AICP, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Project Plans, including Map Exhibit
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. San Diego County Regional Airport Authority Review and Resolution No. 2014-0005
ALUC
14. Project Chronology
15. Notice of Public Hearing

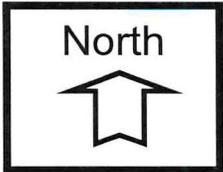


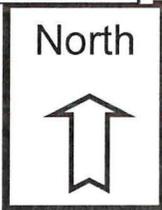
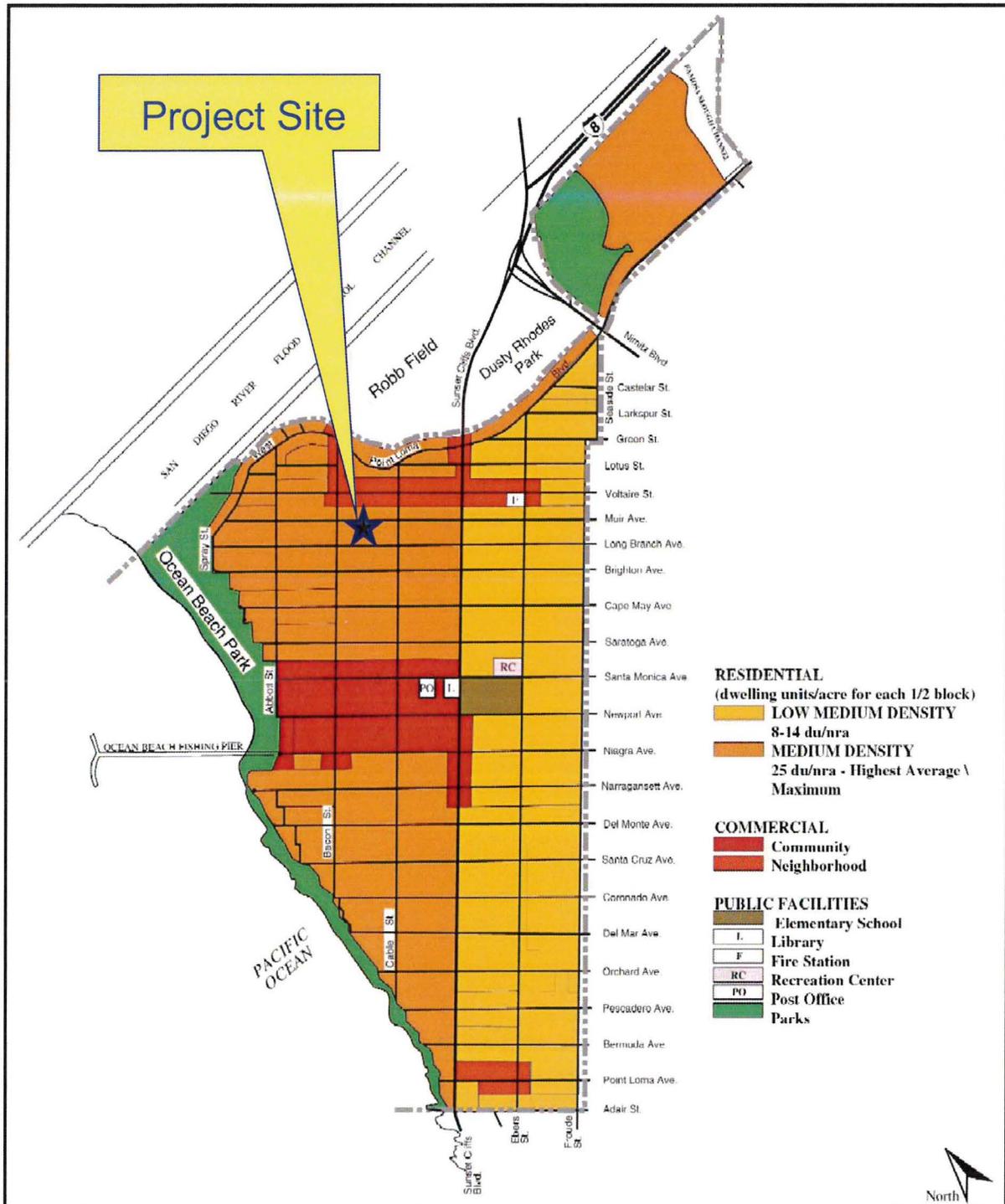
Project Site



Aerial Photo

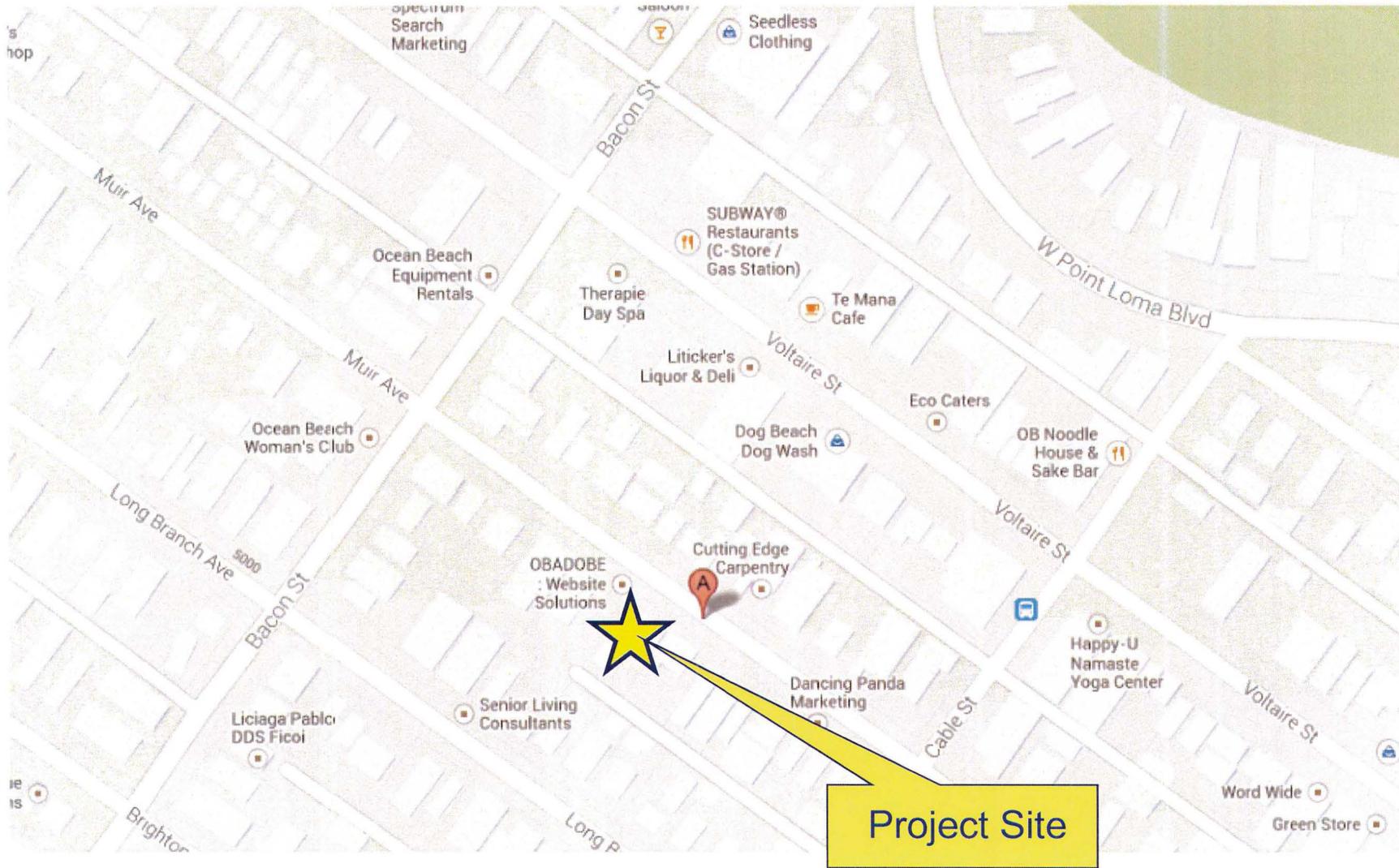
MUIR FLATS- 4945 and 4947 Muir Avenue
PROJECT NO. 348058





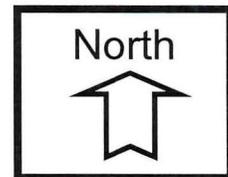
Land Use Map

MUIR FLATS— 4945 and 4947 Muir Avenue
PROJECT NO. 348058



Project Location Map

MUIR FLATS— 4945 and 4947 Muir Avenue
PROJECT NO. 348058



PROJECT DATA SHEET

PROJECT NAME:	Muir Flats	
PROJECT DESCRIPTION:	Maintain one existing dwelling unit at the front of the lot (to be converted to a condominium), demolition of an existing single story residence and detached garage located at the rear of the property; and the construction a new, two-story, 1,513 square foot condominium building, containing two residential units, at the rear of the property. When completed, the site will contain three residential condominium units on the 5,000 square foot lot.	
COMMUNITY PLAN AREA:	Ocean Beach Precise Plan	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Tentative Parcel Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (Allows residential development of 25 dwelling units per acre)	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: RM-2-4: (A multi-family residential zone allowing 1 dwelling unit per 1,750 square feet of lot area)</p> <p style="text-align: center;">HEIGHT LIMIT: 40-Foot maximum height limit for the zone, within the 30-Foot coastal height limit overlay zone / proposed 28'6" max height</p> <p style="text-align: center;">LOT SIZE: 5,000</p> <p style="text-align: center;">FLOOR AREA RATIO: 0.70 max / proposed 0.70</p> <p style="text-align: center;">FRONT SETBACK: 15 feet proposed</p> <p style="text-align: center;">SIDE SETBACK: 4 feet proposed</p> <p style="text-align: center;">REAR SETBACK: 7 feet 6 inches proposed</p> <p style="text-align: center;">PARKING: 5 parking spaces required / 5 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM-2-4	Multi-Family Residential
SOUTH:	Residential; RM-2-4	Multi-Family Residential
EAST:	Residential; RM-2-4	Multi-Family Residential
WEST:	Residential; RM-2-4	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 3, 2014, the Ocean Beach Planning Board voted 9-0-0 to recommend approval of the project with one condition. The condition of the approval was to ensure the map waiver to approve along with Coastal Development Permit.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1218367
MUIR FLATS, PROJECT NO. 348058

WHEREAS, APG Fund I, LLC., John Shafer, Manager, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the rear residence and detached garage, maintain the front residence and construct a 2 unit condominium building, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1218367), on portions of a 5,000 square foot site;

WHEREAS, the project site is located at 4945 and 4947 Muir Avenue in the RM-2-4 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and the Ocean Beach Precise Plan and Local Coastal Program area;

WHEREAS, the project site is legally described as Lots 36 and 37 in Block 10 of Ocean Beach Park according to Map No. 1167;

WHEREAS, on May 21, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1218367 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 15, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 21, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed project is located at 4945 and 4947 Muir Avenue, approximately 1,800 feet from the Pacific Ocean, within an urbanized and fully developed residential neighborhood in the Ocean

Beach Precise Plan and the Local Coastal Program. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The project site is not located within any identified view corridor, public vantage point or physical access route in the Ocean Beach Precise Plan. Additionally, no see-through or public views to the ocean exist through the site. Therefore, proposed project would not encroach upon any existing physical accessway and would not impact the Ocean Beach Precise Plan or Local Coastal Program.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project is located at 4945 and 4947 Muir Avenue within an urbanized and fully developed residential neighborhood in the Ocean Beach Precise Plan and the Local Coastal Program. The existing developed site is relatively flat with an overall grade differential of approximately 3.0 feet. The site is surrounded by development and there is no environmentally sensitive lands mapped on the project site, nor on the adjacent properties; therefore, the proposed project would not have an adverse affect on environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed project is located at 4945 and 4947 Muir Avenue within an urbanized and fully developed residential neighborhood in the Ocean Beach Precise Plan and the Local Coastal Program. The proposed development is consistent with the Ocean Beach Precise Plan's recommended "Residential" designation with the density at 25 dwelling units per acre. The RM-2-4 zone implements the designated use and density; allowing for three dwelling units on the 5,000 square foot site. Therefore, the proposed residential project conforms to the identified land use in the Ocean Beach Precise Plan and the Local Coastal Program, and the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is located at 4945 and 4947 Muir Avenue within an urbanized and fully developed residential neighborhood in the Ocean Beach Precise Plan and the Local Coastal Program. The project is not located between the nearest public road and the sea or shoreline.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1218367 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1218367, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: May 21, 2014

Job Order No. 24004222

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO

**PROJECT MANAGEMENT
 PERMIT CLERK
 MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004222

**COASTAL DEVELOPMENT PERMIT NO. 1218367
 MUIR FLATS, PROJECT NO. 348058
 HEARING OFFICER**

This Coastal Development Permit No. 1218367 is granted by the Hearing Officer of the City of San Diego to APG Fund I, LLC., John Shafer, Manager, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 5,000 square foot site is located at 4945 and 4947 Muir Avenue in the RM-2-4 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and the Ocean Beach Precise Plan and Local Coastal Program area. The project site is legally described as: Lots 36 and 37 in Block 10 of Ocean Beach Park according to Map No. 1167

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the rear residence and detached garage, maintain the front residence and construct a 2 unit condominium building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 21, 2014, on file in the Development Services Department.

The project shall include:

- a. Maintain one existing dwelling unit at the front of the lot;
- b. Demolish an existing single story residence and detached garage located at the rear of the property;
- c. Construction of a new, two-story, 1,513 square foot condominium building, containing two residential units;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 5, 2014.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

13. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

15. The Coastal Development Permit shall comply with all Conditions of the Final Map for the Tentative Parcel Map No. 1218406.

16. The project proposes to export 25 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

18. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.
20. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
22. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PLANNING/DESIGN REQUIREMENTS:

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
26. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.
27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

28. Owner/Permittee shall maintain a minimum of five (5) off-street parking spaces and one bicycle space on the property at all times in the approximate locations shown on the approved Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. At the time of Ministerial Review, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit.

30. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

31. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

32. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

33. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral or replace in place.

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 21, 2014, and Resolution No. HO-XXXX.

Coastal Development Permit No. 1218367
May 21, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

APG Fund I, LLC.
Owner/Permittee

By _____
John Shafer
Manager

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Hearing Officer
Resolution No. HO-XXXX

TENTATIVE PARCEL MAP NO.1218406
MUIR FLATS
PROJECT NO. 348058

WHEREAS, APG Fund I, LLC., Subdivider, and Metropolitan Mapping, Surveyor, submitted an application to the City of San Diego for a Tentative Parcel Map No. 1218406 for the demolition of the rear residence and detached garage, maintenance of the front residence and construction of a 2 unit condominium building, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4945 and 4947 Muir Avenue in the RM-2-4 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, and the Ocean Beach Precise Plan and Local Coastal Program area. The property is legally described as Lots 36 and 37 in Block 10 of Ocean Beach Park according to Map No. 1167; and

WHEREAS, the Map proposes the Subdivision of a 0.115 acre site into one (1) lot for a 3 unit residential condominium conversion; and

WHEREAS, on April 15, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction); and

there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three (3); and

WHEREAS, the requested underground waiver of the existing overhead facilities, qualifies under the guidelines of San Diego Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on May 21, 2014, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. 1218406, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, and 144.0240 and Subdivision Map Act sections 66428 and 66474, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1218406:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed development is consistent with the policies, goals, and objectives of the Ocean Beach Precise Plan. The proposed development is consistent with the surrounding developed residential area.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code 125.0440(b).

The proposed development is located within the RM-2-4 Zone, allowing for up to three residential units on the 5,000 square foot site. No deviations are requested as part of the proposed development.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The site is physically suitable for the type and density proposed. The proposed development is located within the RM-2-4 Zone, allowing for up to three residential units on the 5,000 square foot site. No deviations are requested as part of the proposed development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The design of the proposed development is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the proposed residential development is located in an urban, developed residential area.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed development as currently designed will not be detrimental to the public health, safety, and welfare. The proposed development will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. The proposed building will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire

codes to assure the structure will meet the current City regulations. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations and project conditions would result in a development that will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed development does not contain any easements acquired by the public at large for access through or use of property within the proposed development.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed development will utilize photovoltaic systems to generate power for the residential units. Passive cooling is integrated into the proposed development by using cross ventilation, taking advantage of the coastal climate.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed development is located within the Ocean Beach community which is an urban residential area. The proposed development will provide one additional residential unit from what is currently offered on the site. The proposed development will not impact environmental resources due to the urban developed location of the site.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required (San Diego Municipal Code § 125.0444(a) and Subdivision Map Act §§ 66452.17; 66427.1).

The residential unit that will remain on site is vacant and has been vacant during the entire entitlement process; therefore, notification to resident/tenant was not required.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (San Diego Municipal Code § 125.0444(b)).

The proposed development is not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing. The proposed development is privately financed.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (San Diego Municipal Code § 125.0444(c)).

The proposed development is a market rate residential development.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Parcel Map No. 1218406, is hereby granted to APG Fund I, LLC., John Shafer, subject to the attached conditions which are made a part of this resolution by this reference.

By

Laura C. Black, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Parcel Map Conditions

Internal Order No. 24004222

HEARING OFFICER
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1218406

MUIR FLATS - PROJECT NO. 348058

ADOPTED BY RESOLUTION NO. HO-XXXX on May 21, 2014

GENERAL

1. This Tentative Parcel Map will expire June 5, 2017.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Parcel Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Final Map shall conform to the provisions of Coastal Development Permit No. 1218367
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and

Project No. 348058
TM No. 1218406

Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

7. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

CONDOMINIUM CONVERSION

8. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within ten days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
9. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
10. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least ten days prior to the submittal to the Department of Real Estate [DRB], pursuant to Subdivision Map Act section 66427.1(a).
11. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by California Civil Code sections 1941, 1941.1 and 1941.2.
12. The Subdivider shall provide the tenants of the proposed condominiums with written notification within ten days or approval of a Final Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).

Project No. 348058
TM No. 1218406

13. The Subdivider shall give each tenant a notice of termination of tenancy sixty days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
14. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
15. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code section 144.0504(c)).
16. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

17. Prior to recordation of the Final Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary affordable housing fee pursuant to the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 142.1301 et seq.).
18. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code §§ 143.0810 et seq.), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

ENGINEERING

19. The following will be conditions of the Tentative Map Resolution that the Subdivider will need to satisfy/assure before the Final Map is recorded.

Project No. 348058
TM No. 1218406

20. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
21. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on Muir Avenue at the west property line extended, to the satisfaction of the City Engineer.
22. The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
23. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
24. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
25. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Parcel Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

26. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
27. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

Project No. 348058
TM No. 1218406

28. The Final Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

29. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

Project No. 348058
TM No. 1218406

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004222

Project No. 348058
TM No. 1218406



THE CITY OF SAN DIEGO

Date of Notice: April 15, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004222

PROJECT NAME/NUMBER: Muir Flats / 348058

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2

LOCATION: 4947 Muir Avenue, San Diego, California 92107

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT and TENTATIVE PARCEL MAP for the demolition of a single-dwelling residence and garage and the construction of a 2-unit, 1,513-square-foot condominium building. In addition, an existing single-dwelling residence will remain on the project site. The project is located at 4947 Muir Avenue. The land use designation for the project site is Residential per the community plan. Furthermore, the project site is located within the RM-2-4 zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Coastal Overlay Zone (non-appealable 2), and the Ocean Beach Community Plan. (LEGAL DESCRIPTION: Lots 36 and 37, Map 1167).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

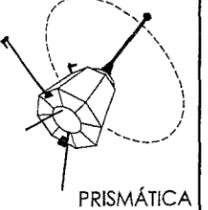
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for the construction of a multi-family residential structure totaling no more than six dwelling units in urbanized areas. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Laura Black
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego, CA 92101
PHONE NUMBER: 619.236.6327

On April 14, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (April 29, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

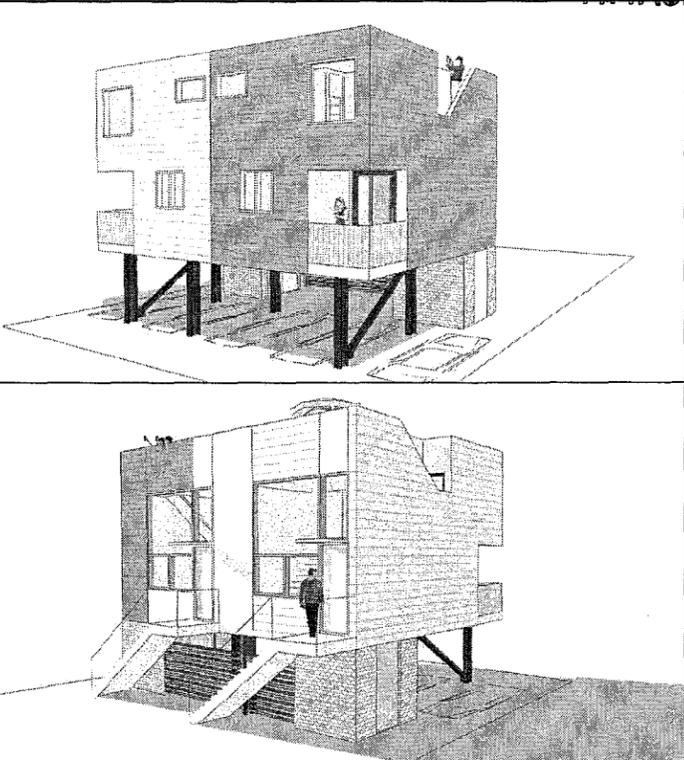
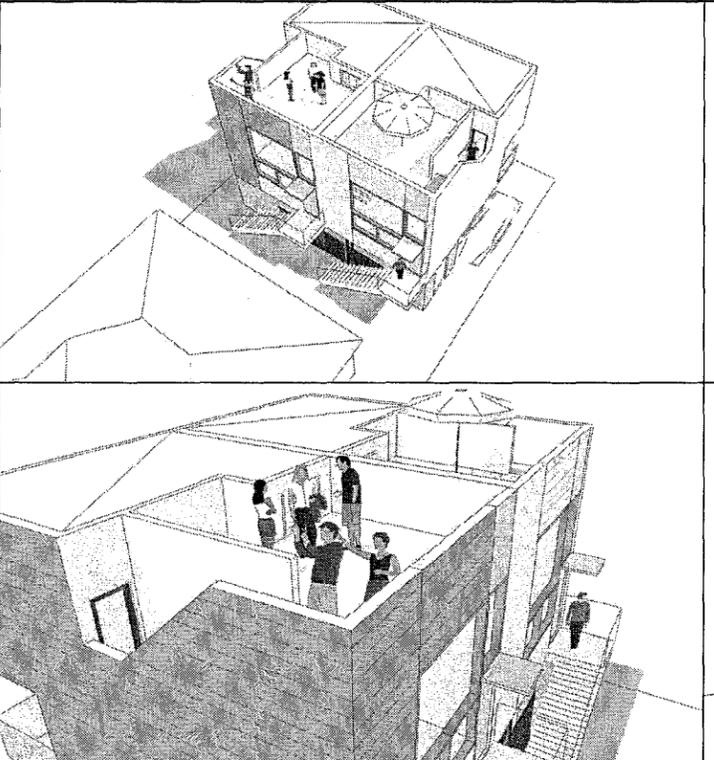
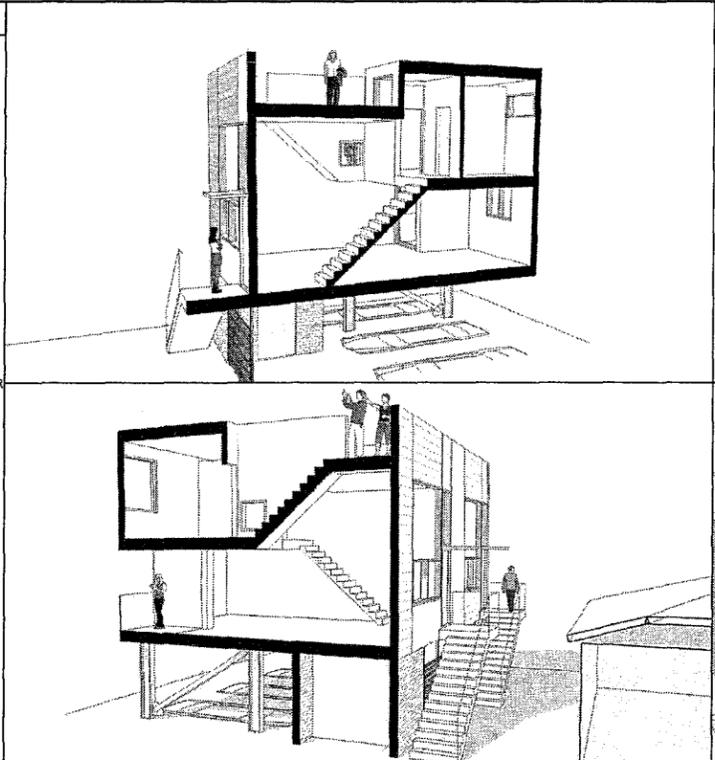


2222 Logan Ave. #5
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(619) 664 7405

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PRISMÁTICA, AND WERE CREATED, EVALUATED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF PRISMÁTICA. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REVISIONS:

ABBREVIATIONS			
ADJ.	ADJACENT	GYP.	GYPSUM
ALUM.	ALUMINUM	HDR.	HEADER
A.B.	ANCHOR BOLT	HLD.	HOLLOW CORE
B.S.	BASE OF SLOPE	H.C.	HORIZONTAL
B.W.	BASE OF WALL	H.B.	HOSE BIBB
BM	BEAM	HORZ.	HORIZONTAL
B.O.W.	BASE OF WALL BEAM	INS.	INSULATION
BRG.	BEARING	INT.	INTERIOR
BDRM	BEDROOM	JST	JOIST
BLK	BLOCKING	KIT	KITCHEN
BRD.	BOARD	LAV	LAVATORY
BTU	BRITISH THERMAL UNIT	L.F.	LINEAR FEET
BLDG	BUILDING	MFR.	MANUFACTURER
B.N.	BOUNDARY NAIL	MAT'L	MATERIAL
CAB	CABINET	MAX	MAXIMUM
CLG	CEILING	MTL	METAL
C.J.	CEILING JOIST	MTR	METER
CTR.	CENTER	MIN.	MINIMUM
CL	CENTER LINE	N.I.C.	NOT IN CONTRACT
C.O.	CLEAN OUT	NTS	NOT TO SCALE
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	PNL	PANEL
CONC	CONCRETE	PLWD	PLYWOOD
CONTR	CONTINUOUS	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
CONTR.	COUNTER	PL	PROPERTY LINE
DET.	DETAIL	REQ'D	REQUIRED
DEMO	DEMOLITION	SERV	SERVICE
DR	DOOR	SHTG.	SHEATHING
DBL	DOUBLE	SHT	SHEET
DF.	DOUGLAS FIR	SIM.	SIMILAR
DN.	DOWN	S.C.	SOLID CORE
DS	DOWN SPOUT	STRUC	STRUCTURAL
E	EXISTING	S.H.	SINGLE HUNG
EA	EACH	SLDR	SLIDER
ELEV	ELEVATION	SPEC'S	SPECIFICATIONS
EQ.	EQUAL	S.F.	SQUARE FEET
EXT	EXTERIOR	STL	STEEL
FIN	FINISH	TEMP	TEMPERED
F.N.	FIELD NAIL	T&G	TONGUE AND GROOVE
FIN	FINISH	T&B	TOP AND BOTTOM
FLR DR	FLOOR DRAIN	TOC	TOP OF CURB
FL. BM.	FLUSH BEAM	T.O.S.	TOP OF SLOPE
F.A.U.	FORCED AIR UNIT	TYP	TYPICAL
FOUND	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
GAR.	GARAGE	V.T.R.	VENT THROUGH ROOF
GA	GAUGE	VERT	VERTICAL
G.I.	GALVANIZED IRON	V	VOLTS
GRD.	GROUND	WC.	WATER CLOSET
GFI	GROUND FAULT INTERRUPTER	W.H.	WATER HEATER
		WP	WATER PROOF



GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
2013 CALIFORNIA BUILDING CODE (CBC)
2010 CALIFORNIA RESIDENTIAL CODE (CRC)
2013 CALIFORNIA ELECTRIC CODE (CEC)
2013 CALIFORNIA MECHANICAL CODE (CMC)
2010 CALIFORNIA PLUMBING CODE (CPC)
2013 CALIFORNIA FIRE CODE (CFC)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
AND ALL CURRENT APPLICABLE CODES AND ORDINANCES FROM THE CITY OF SAN DIEGO AND PERTINENT GOVERNMENTAL AGENCIES.

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE AFORE-MENTIONED CODES AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. WHERE CONTRACT DOCUMENTS EXCEED THESE REQUIREMENTS, WITHOUT VIOLATING THESE CODES, SHALL TAKE PRECEDENCE.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION OF THE SUBCONTRACTOR'S MATERIAL AND EQUIPMENT WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THEIR INSTALLATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. THE CONTRACTOR SHALL, AT NO EXPENSE TO THE OWNER OR DESIGNER, CORRECT ANY CONSTRUCTION IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS.

THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRIERS OR PROTECTIVE DEVICES SEPARATING THE CONSTRUCTION AREA FROM PUBLIC RIGHTS OF WAY OR OCCUPIED AREAS OF THE BUILDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS INCLUDING SHOP DRAWINGS REVIEWED BY THE DESIGNER.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY AND SHALL NOT BE SCALED.

DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.

WHEN A DETAIL IS IDENTIFIED AS "TYPICAL", THE CONTRACTOR SHALL APPLY THIS DETAIL, IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER THE DETAIL IS SPECIFICALLY REFERENCED OR NOT.

THE DRAWINGS HAVE BEEN PREPARED IN COMPLIANCE WITH ICBO REPORTS AND UL LISTINGS FOR THE MATERIALS SPECIFIED. IF THE CONTRACTOR ACCEPTS AN ALTERNATE OR SUBSTITUTE MATERIAL AS AN EQUAL, HE SHALL ASSUME THE RESPONSIBILITY FOR ANY CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COSTS ASSOCIATED WITH THE INSTALLATION OF THE MATERIAL.

ABBREVIATIONS USED IN THESE DOCUMENTS ARE THOSE IN COMMON USAGE. THE CONTRACTOR SHALL VERIFY THE MEANING OF ANY ABBREVIATION OR NOTATION THAT ARE NOT CLEARLY UNDERSTOOD.

STORM WATER QUALITY NOTES

CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/consentpermits.shtml

THE CITY OF SAN DIEGO, ORDER NO 2001.01 NPDES NO. CASD10875 (http://www.swrcb.ca.gov/twqcb01/programs/nd_stormwater.html)

AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://www.sandiego.gov/development-services/industry/stormwater.shtml>)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OR UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENTS MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

SUSTAINABILITY

SITE

- USE OF NATIVE AND DROUGHT TOLERANT PLANTING.
- REDUCTION OF LAWN AREA TO REDUCE WATER REQUIREMENTS.
- USE OF PERVIOUS SURFACES AND GROUND COVER TO CAPTURE STORM WATER RUN-OFF AT DOWNSPOUT LOCATIONS.
- INSTALLATION OF WATER EFFICIENT IRRIGATION SYSTEM.
- AREA FOR RECYCLING RECEPTACLE PROVIDED.
- TREE PLANTING ON SITE.
- IMPERVIOUS PARKING SURFACE IS NEARLY 100% COVERED AND UNDER SHADE REDUCING THE HEAT EMITTED FROM ITS SURFACE

BUILDING

- USE OF SUSTAINABILITY DEVELOPED FIBER-CEMENTBOARD SIDING FOR BUILDING ENVELOPE CLADDING
- USE OF SOLAR ENERGY TO POWER THE BUILDING'S ELECTRICAL AND MECHANICAL SYSTEMS
- USE OF EFFICIENT "HEAT PUMP" SYSTEM FOR BUILDING HEAT.
- PASSIVE COOLING SYSTEM USING NATURAL VENTILATION, TAKING ADVANTAGE OF THE SITE'S CLIMATE.
- INSTALLATION OF ENERGY STAR APPLIANCES AND EFFICIENT LIGHTING FIXTURES.
- USE OF LOW VOC PAINT

NOISE ATTENUATION

THE PROJECT IS LOCATED IN THE 65 TO 70 DECIBEL (dB) 1990 COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). PROVIDE ADEQUATE NOISE ATTENUATION: EACH NEW RESIDENCE SHALL BE SOUND ATTENUATED TO 45(dB) CNEL INTERIOR NOISE LEVEL, AND AN AVIATION EASEMENT OVER EACH NEW UNIT WILL BE RECORDED WITH THE COUNTY RECORDER.

PERMITTED AREA CALCULATIONS

LOT AREA = 5,000 SF.
MAX PERMITTED DENSITY (SF. PER DWELLING UNIT.) = 1,750 SF
5,000 SF x 1,750 = 2.85 UNITS
2.85 ROUND UP = 3 UNITS

FLOOR AREA RATIO (F.A.R.) = 70% OF LOT AREA
70% x 5,000 = 3,500 SF. BUILDABLE AREA
1,090 SF. (E) HOUSE
875 SF. RES. FOR PARKING
1,513 SF. MAX FLR. AREA

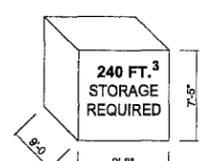
CONDO UNIT AREA
1,513 / 2 = 756 SF. (2) UNITS 756 SF. EACH MAX. AREA

ADDITIONAL AREA REQUIREMENTS

25% OF F.A.R IS RESERVED FOR PARKING	.25 x 3,500 = 875 SF.
15% OF LOT AREA IS RESERVED FOR LANDSCAPING	.15 x 5,000 = 750 SF. MIN. COVERAGE
PRIVATE EXTERIOR OPEN SPACE 60 SF. PER UNIT MIN.	ONE MIN. DIMENSION OF 6'

STORAGE REQUIREMENTS

PERSONAL STORAGE AREA FOR EACH UNIT TO BE LOCATED OUTSIDE



PARKING

TYPE	AMOUNT OF UNITS	PARKING RATIO	TOTALS
1 BED CONDO UNIT	2	1.75	3.5
*(E) HOUSE 3 BEDROOM	1	1.75	1.75
TOTAL PARKING REQUIRED			5.25
TOTAL PARKING PROPOSED			5
PROVIDED			1 BICYCLE SPACE

NOTE:
*PARKING REQUIREMENTS ARE FOR CONDOMINIUM CONVERSION PER TABLE 142-05C AND LDC 142.0525 OF THE SAN DIEGO MUNICIPAL CODE.

SHEET INDEX

T-5	COVER SHEET/ INFO SHEET
D-1	DEMO FLOOR PLAN
A-1	DEMO AND DUSTING SITE PLAN
A-1.1	SITE AND PARKING PLAN
A-1.2	UTILITY SITE PLAN
A-2	GROUND FLOOR AND FIRST FLOOR PLAN
A-3	SECOND FLOOR AND ROOF PLAN
A-4	ELEVATIONS
A-5	BUILDING SECTIONS
A-6	BUILDING SECTIONS
A-7	BUILDING SECTIONS

SURVEY AND MAPPING

SV1 TOPOGRAPHIC SURVEY
SV2 TENTATIVE PARCEL MAP

LANDSCAPE

L-1 LANDSCAPE DEVELOPMENT PLAN

ELECTRICAL

E-1 ELECTRICAL GROUND FLOOR AND FIRST FLOOR PLANS
E-2 ELECTRICAL SECOND FLOOR AND ROOF PLANS
E-3 SINGLE LINE DIAGRAMS

SCOPE OF WORK

- DEMOLITION OF EXISTING 1 CAR GARAGE BUILT IN 1949
- DEMOLITION OF EXISTING 2 BEDROOM HOUSE BUILT IN 1916
- REMOVAL OF CONTAMINATED TREE
- MAINTAIN EXISTING 3 BEDROOM HOUSE BUILT IN 1950
- PROPOSED CONSTRUCTION OF (2) CONDO UNITS 1,485 SF. (742.5 SF. PER UNIT)

FAA SELF CERTIFICATION

I, _____ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

PROJECT DATA

PROPERTY OWNER: APG FUND I LLC
20 PACIFICA, STE. 450
IRVINE CA. 92618
949-648-5928

STRUCT. ENGINEER: DODD AND ASSOCIATES
2020 HANCOCK ST. STE. B
SAN DIEGO, CA. 92110

DESIGNERS: PRISMÁTICA
2222 LOGAN AVE. #5
SAN DIEGO, CA. 92113

PROJECT LOCATION: 4947 MUIR AVE, SAN DIEGO CA. 92107

ASSESSOR PARCEL No.: 448-212-20-00

LEGAL DESCRIPTION: LOTS-36 & 37 / MAP 1167
COUNTY: SAN DIEGO
SBDVN: OCEAN BEACH PARK

YEAR BUILT: FRONT (E) 3 BEDROOM HOUSE= 1950
REAR (E) 2 BEDROOM HOUSE= 1916
REAR (E) 1 CAR GARAGE= 1949
REAR UNITS= PROPOSED

ZONE USE: RM-2-4
PARCEL AREA: 5,000 SF.
F.A.R.: 70% OCEAN BEACH PLANNED AREA (FOOT NOTE #28 CH13.ART1.DIV4)
50x100= 5,000 SF. (70)= 3,500 MAX FLOOR AREA

GROSS AREA: EXISTING HOUSE APPROX: 1,090 SF.
GROUND FLOOR APPROX: 916 SF.
1ST FLOOR APPROX: 997 SF.
2ND FLOOR APPROX: 470 SF.
PHANTOM FLOOR APPROX: 18 SF.
TOTAL BLDG. APPROX = 3,491 SF.

DISTURBED AREA: APPROX: 1,437 S.F.
28'-6"

PROPOSED HEIGHT: 28'-6"

PARKING REQUIREMENT: 3.5= 4 SPACES

PROPOSED PARKING: 5 SPACES

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

OCCUPANCY: R3 (ALL STRUCTURES)

CONSTRUCTION TYPE: TYPE V

YEAR BUILT: YES
NEW

SETBACKS: FRONT: 15'-0"
REAR: 7'-6"
SIDE: 4'-0"
COASTAL DEVELOPMENT

DISCRETIONARY PERMIT REQUIRED: COASTAL OVERLAY (NON-APPEALABLE AREA 2), COASTAL HEIGHT LIMIT, PARKING IMPACT- BEACH AND COASTAL RESIDENTIAL TANDEM, AND HISTORIC DISTRICT

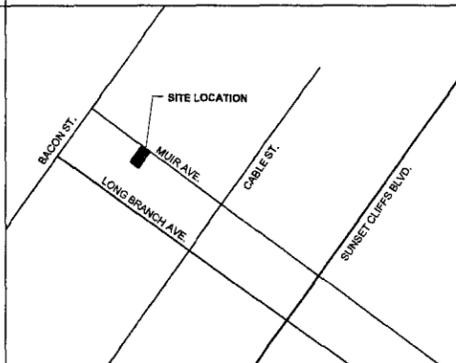
DEFERRED SUBMITTAL: FIRE SPRINKLER SYSTEM

GEOLOGIC HAZARD: CATEGORY 52

SYMBOL LEGEND

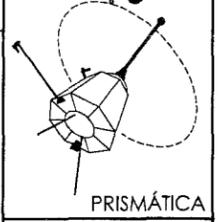
- ① GRID LINES
- ⊙ SECTION CALLOUTS
- ⊕ ELEVATION CALLOUTS
- ④ DOOR CALLOUTS
- ⊖ WINDOW CALLOUTS

VICINITY MAP



MUIR FLATS
4947 MUIR AVE.
SAN DIEGO CA. 92107

DEVEL. SUBMITTAL SET
DATE: 02/25/14
SCALE: AS NOTED
DRAWN BY: JFL+JFG
JOB No: 1306
COVER SHEET / INFO SHEET
SHEET TITLE:
TS



PRISMÁTICA
2222 Logan Ave. #5
San Diego Ca. 92113
(619) 342 6278
(619) 664 7405

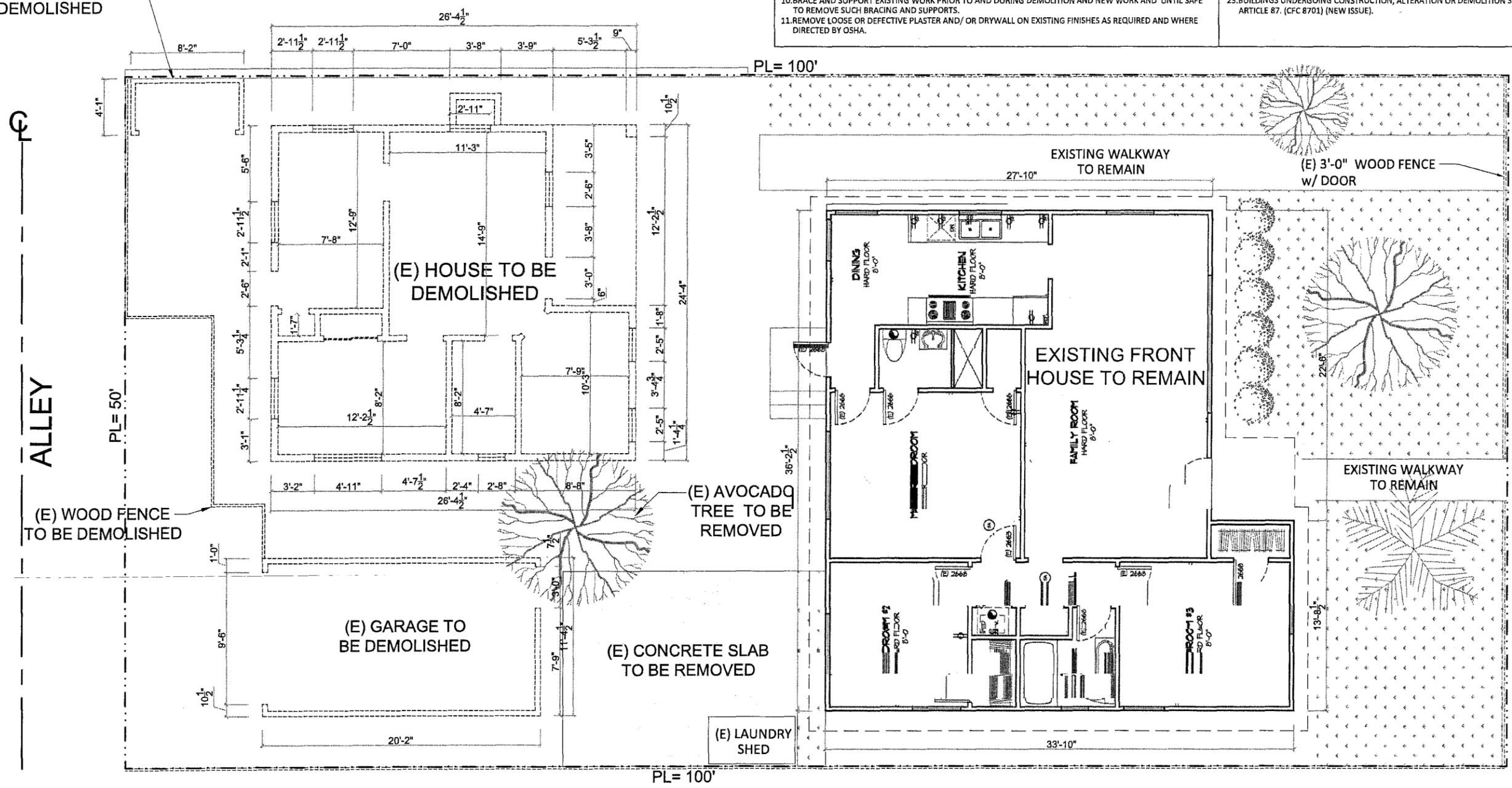
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, PRISMÁTICA, AND WERE CREATED, EVALUATED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF PRISMÁTICA. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DEMOLITION NOTES

- CONTRACTOR TO PERFORM THE FOLLOWING WORK AS DESCRIBED BELOW:
- REFER TO FLOOR PLAN, FOR DIMENSIONS NOT SHOWN ON THIS PLAN
 - THE WORD "DEMOLISH" SHALL MEAN TO REMOVE. MAKE GOOD EXISTING ANY SURFACE DAMAGED DURING DEMOLITION AND DISPOSAL OF THE DEMOLISHED MATERIALS OFF SITE ENTIRELY AT THE GENERAL CONTRACTORS EXPENSE.
 - EXTENT OF DEMOLITION WORK IS ONLY GRAPHICALLY SHOWN, FULL SCOPE OF DEMOLITION WORK SHALL BE DETERMINED BY THE GENERAL CONTRACTOR.
 - REFER TO PLANS AND DETAILS FOR THE INTERFACE BETWEEN NEW AND EXISTING CONSTRUCTION, IN ORDER TO DETERMINE THE FULL SCOPE OF DEMOLITION.
 - THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY TEMPORARY SOLID AND/ OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT AREAS TO REMAIN WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
 - THE GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OR EXISTING INSTALLATION NOT BEING REMOVED.
 - ANY PROJECTING OR SURFACE MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, UNLESS OTHERWISE NOTED.
 - IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOID IN FLOOR, THE GENERAL CONTRACTOR SHALL PATCH TO LEVEL FLOOR WITH EXISTING SLAB AND/ OR REQUIRED SURFACE TO RECEIVE NEW FINISHED FLOOR.
 - DEMOLISH AND REMOVE WALLS, CEILING AND ALL OTHER ITEMS AND EQUIPMENT NOT REQUIRED TO REMAIN OR TO BE REUSED, SUCH AS, BUT NOT LIMITED TO DOORS, MOLDINGS, WALLCOVERINGS, INCLUDING ITEMS WHICH MAY BE REASONABLY INFERRED AS NECESSARY TO PROPERLY PREPARE FOR THE EXECUTION AND INSTALLATION OF THE NEW WORK.
 - BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK AND UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS.
 - REMOVE LOOSE OR DEFECTIVE PLASTER AND/ OR DRYWALL ON EXISTING FINISHES AS REQUIRED AND WHERE DIRECTED BY OSHA.

- REMOVE DAMAGED PLASTER AND DRYWALL BEADS AND BEADS AT EXISTING CORNERS WHERE NEW PARTITIONS ALIGN WITH EXISTING FINISH.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. WHERE INDICATED AND AS NECESSARY FOR NEW WORK.
- PIPES AND CONDUIT ENCOUNTERED IN DEMOLISHED PARTITIONS AND AREAS WHICH ARE TO REMAIN IN USE SHALL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN FLOOR, WALL OR CEILING.
- ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL FINISH AND COLOR UNLESS OTHERWISE NOTED.
- REMOVE EXCESS DOORS, HARDWARE, LIGHTING FIXTURES, ELECTRICAL FITTINGS, CARPETS AND OTHER SALVAGEABLE MATERIAL TO BE STORED OR DISPOSED.
- PATCH AND REPAIR SUBFLOOR AS REQUIRED TO RECEIVE NEW FINISH FLOORING IN A MANNER CONSISTENT WITH HIGH QUALITY WORKMANSHIP.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/ OR CONSTRUCTION DRAWINGS. TTDC IS TO BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED. INFORM TTDC OF CONDITION OF SAID ELEMENTS AND RECEIVE CLARIFICATION FOR REUSE BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO EXISTING HVAC SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PROVIDE PROPER ZONING AND INSTALL APPROPRIATE ZONE CONTROLS.
- WALLS TO BE FULL HEIGHT TO UNDERSIDE OF STRUCTURE, TYPICAL, (U.O.N.)
- CONTRACTOR TO COORDINATE LOCATION OF FIXTURES, DUCTS, GRILLES, ETC. NOTIFY TTDC OF ANY CONFLICTS.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87. (CFC 8701) (NEW ISSUE).

(E) SHED TO BE DEMOLISHED



REVISIONS:

MUIR FLATS
4947 MUIR AVE.
SAN DIEGO CA. 92107

DEVL. SUBMITTAL SET
DATE: 02/25/14
SCALE: AS NOTED
DRAWN BY: JFL+JFG
JOB No: 1306

DEMO FLOOR PLAN
SHEET TITLE:

D1

DEMO FLOOR PLAN

WALL LEGEND
----- WALL TO BE DEMOLISHED
PERCENTAGE OF WALL BEING DEMOLISHED= 100%
LINEAR FEET OF WALL BEING DEMOLISHED= 190 LF

GENERAL SITE NOTES

1. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. MINOR ALTERATIONS TO EXISTING ELECTRICAL, WATER, PHONE AND OTHER EXISTING UTILITIES ON THE SITE ARE PROPOSED.
3. BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
4. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
5. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE DESIGN OFFICE.
6. PROTECT AND MARK ALL EXISTING BUILDING STRUCTURES THAT ARE NOT PART OF THE SCOPE, AND MARK PERIMETER OF CONSTRUCTION ZONE.
7. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.

SITE NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-05-8 (UFC 901.4.4)
2. NO EXISTING OR PROPOSED BUS STOPS ON THE SITE.
3. NO EXISTING OR PROPOSED EASEMENTS.
4. NO FIRE HYDRANTS WITHIN 600 FEET
5. NO ACCESS GATE SHALL SWING OPEN INTO THE MUIR AVE. RIGHT-OF-WAY
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
7. ALL CONDOMINIUMS REQUIRE A HOME OWNERS ASSOCIATION TO MANAGE THE MAINTENANCE OF THE UTILITIES
8. A MINIMUM OF (6) AUTOMOBILE SPACES (5 PROVIDED) AND 1 BICYCLE SPACE ARE REQUIRED BY THE LAND DEVELOPMENT CODE; ALL ON SITE PARKING STALLS AND AISLE WIDTH SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE AND SHALL NOT BE CONVERTED AND/OR UTILIZED FOR ANY OTHER PURPOSE, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE DEVELOPMENT SERVICE DIRECTOR.

LEGEND

- PROPERTY LINE
- WALKWAY
- - - PROPOSED BUILDING OUTLINE
- EXISTING BUILDING OUTLINE
- - - ROOF OUTLINE
- SEWER LINE
- WATER LINE
- (E) DIRECTION LOT DRAINAGE
- EXISTING LANDSCAPING
- PROPOSED PERMEABLE PAVERS
- PROPOSED DECOMPOSED GRANITE OR COBBLE GROUND COVER PER LANDSCAPE PLANS
- EXISTING TREE
- PALM TREE (SEE LANDSCAPE PLANS)

REVISIONS:

MUIR FLATS
4947 MUIR AVE.
SAN DIEGO CA. 92107

DEVEL. SUBMITTAL SET

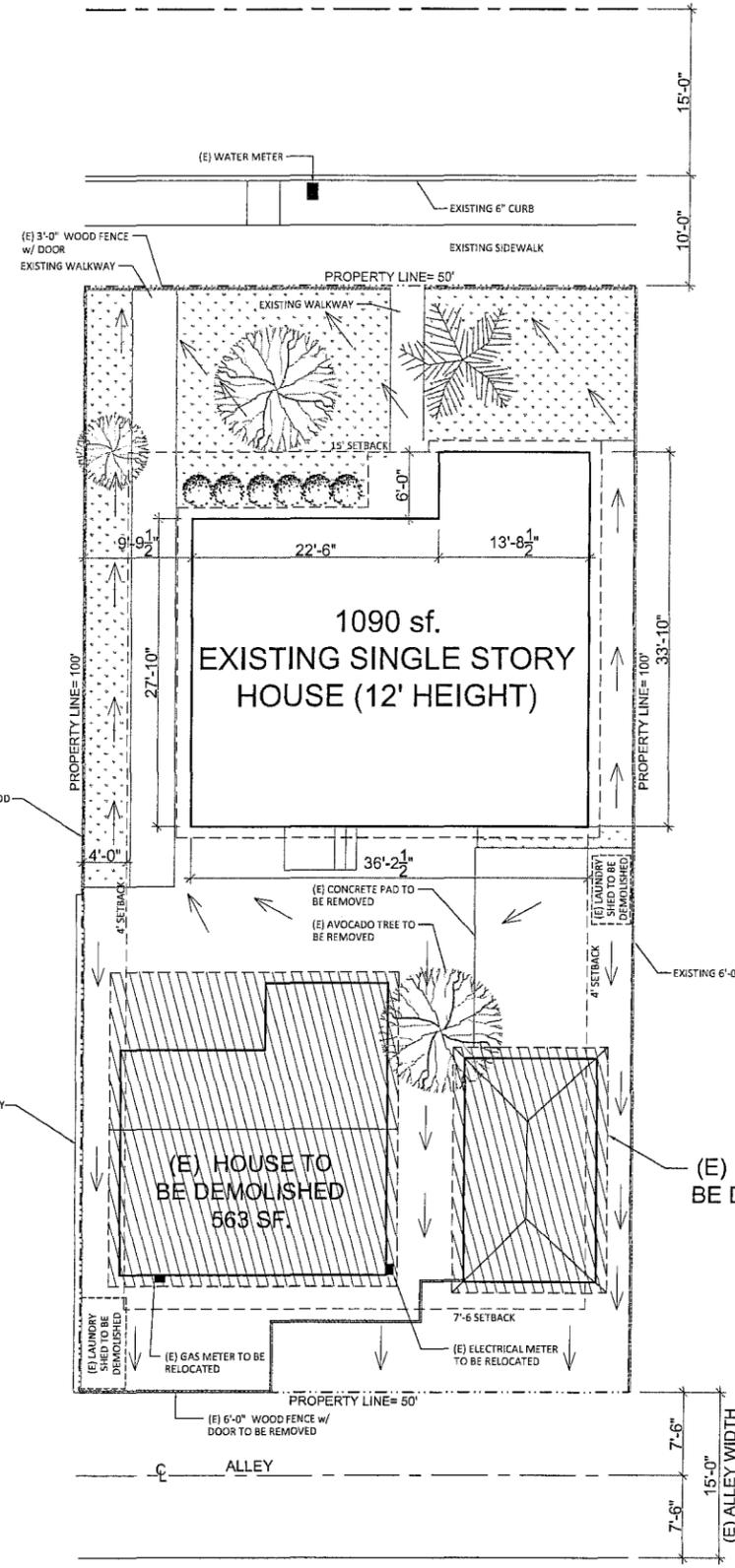
DATE: 02/25/14
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DRAWN BY: JFL+JFG
JOB No: 1306

DEMO AND DUSTING SITE PLAN

SHEET TITLE:

A1

MUIR AVE.

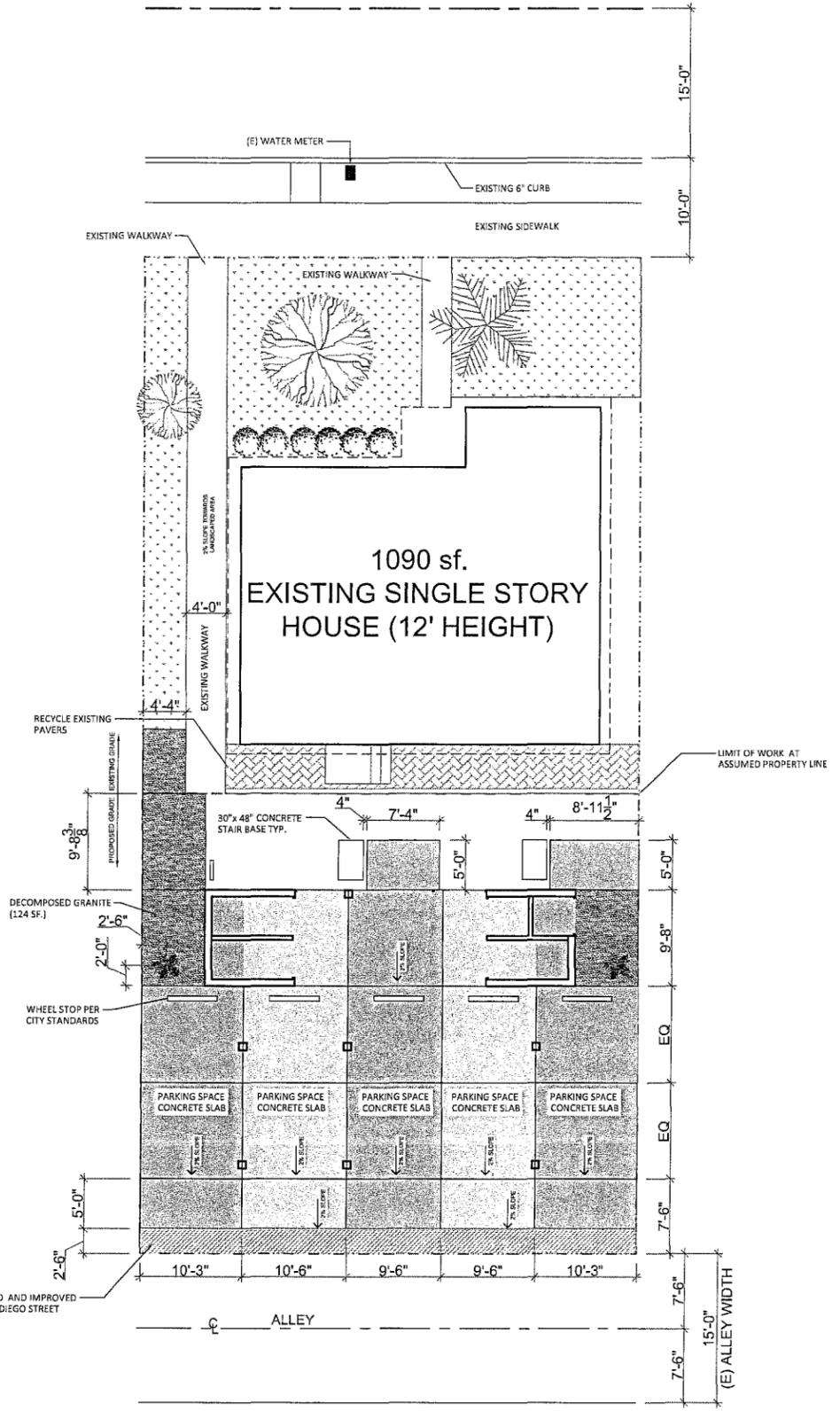


DEMO SITE PLAN

SCALE 1/8"=1'-0"

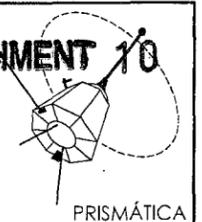


MUIR AVE.



CONCRETE DUSTING PLAN

SCALE 1/8"=1'-0"



2222 Logan Ave. #5
San Diego Ca. 92113
(619) 342 6278
(619) 664 7405

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SITE NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 801.4.4)
2. NO EXISTING OR PROPOSED BUS STOPS ON THE SITE.
3. NO EXISTING OR PROPOSED EASEMENTS.
4. NO FIRE HYDRANTS WITHIN 600 FEET
5. NO ACCESS GATE SHALL SWING OPEN INTO THE MUIR AVE. RIGHT-OF-WAY
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBMITTER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
7. ALL CONDOMINIUMS REQUIRE A HOME OWNERS ASSOCIATION TO MANAGE THE MAINTENANCE OF THE UTILITIES
8. A MINIMUM OF (5) AUTOMOBILE SPACES (5 PROVIDED) AND 1 BICYCLE SPACE ARE REQUIRED BY THE LAND DEVELOPMENT CODE:
ALL ON SITE PARKING STALLS AND AISLE WIDTH SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE AND SHALL NOT BE CONVERTED AND/OR UTILIZED FOR ANY OTHER PURPOSE, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE DEVELOPMENT SERVICE DIRECTOR.

LEGEND

- PROPERTY LINE
- WALKWAY
- - - - - PROPOSED BUILDING OUTLINE
- PARKING ACCESS ROUTE
- EXISTING BUILDING OUTLINE
- → DIRECTION LOT DRAINAGE
- STRUCTURAL COLUMN
- [Pattern] EXISTING LANDSCAPING
- [Pattern] EXISTING PAVERS
- [Pattern] PROPOSED DECOMPOSED GRANITE OR COBBLE GROUND COVER PER LANDSCAPE PLANS
- [Tree Symbol] EXISTING TREE
- [Palm Tree Symbol] PALM TREE (SEE LANDSCAPE PLANS)
- [Car Symbol] CAR/PARKING SPACE

REVISIONS:

MUIR FLATS
4947 MUIR AVE.
SAN DIEGO CA. 92107

LANDSCAPE REQUIREMENT

15% MIN. REQUIRED LANDSCAPED AREA= 750 SF.
PROPOSED LANDSCAPED AREA= 992 SF.

ADDITIONAL AREA REQUIREMENTS

25% OF F.A.R IS RESERVED FOR PARKING	.25 x 3,500= 875 SF.
15% OF LOT AREA IS RESERVED FOR LANDSCAPING	.15 x 5,000= 750 SF. MIN. COVERAGE
PRIVATE EXTERIOR OPEN SPACE 60 SF. PER UNIT MIN.	ONE MIN. DIMENSION OF 6'

PARKING

TYPE	AMOUNT OF UNITS	PARKING RATIO	TOTALS
1 BED CONDO UNIT	2	1.75	3.5
*(E) HOUSE 3 BEDROOM	1	1.75	1.75
TOTAL PARKING REQUIRED			5.25
TOTAL PARKING PROPOSED			5

NOTE:
* = PARKING REQUIREMENTS ARE FOR CONDOMINIUM CONVERSION PER TABLE 142-06C AND LDC 142.0525 OF THE SAN DIEGO MUNICIPAL CODE.

PROVIDED	1 BICYCLE SPACE
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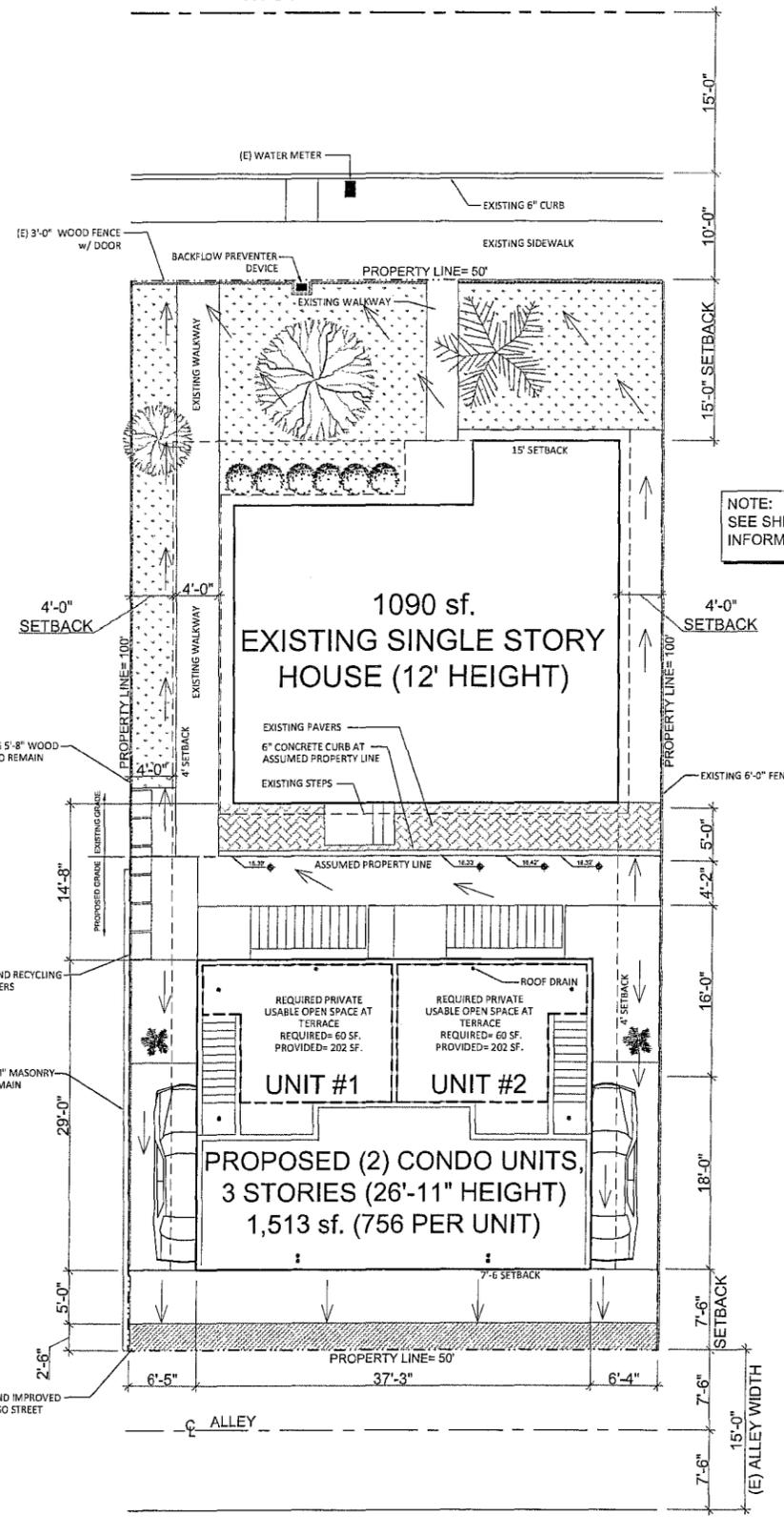
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SITE AND PARKING PLAN

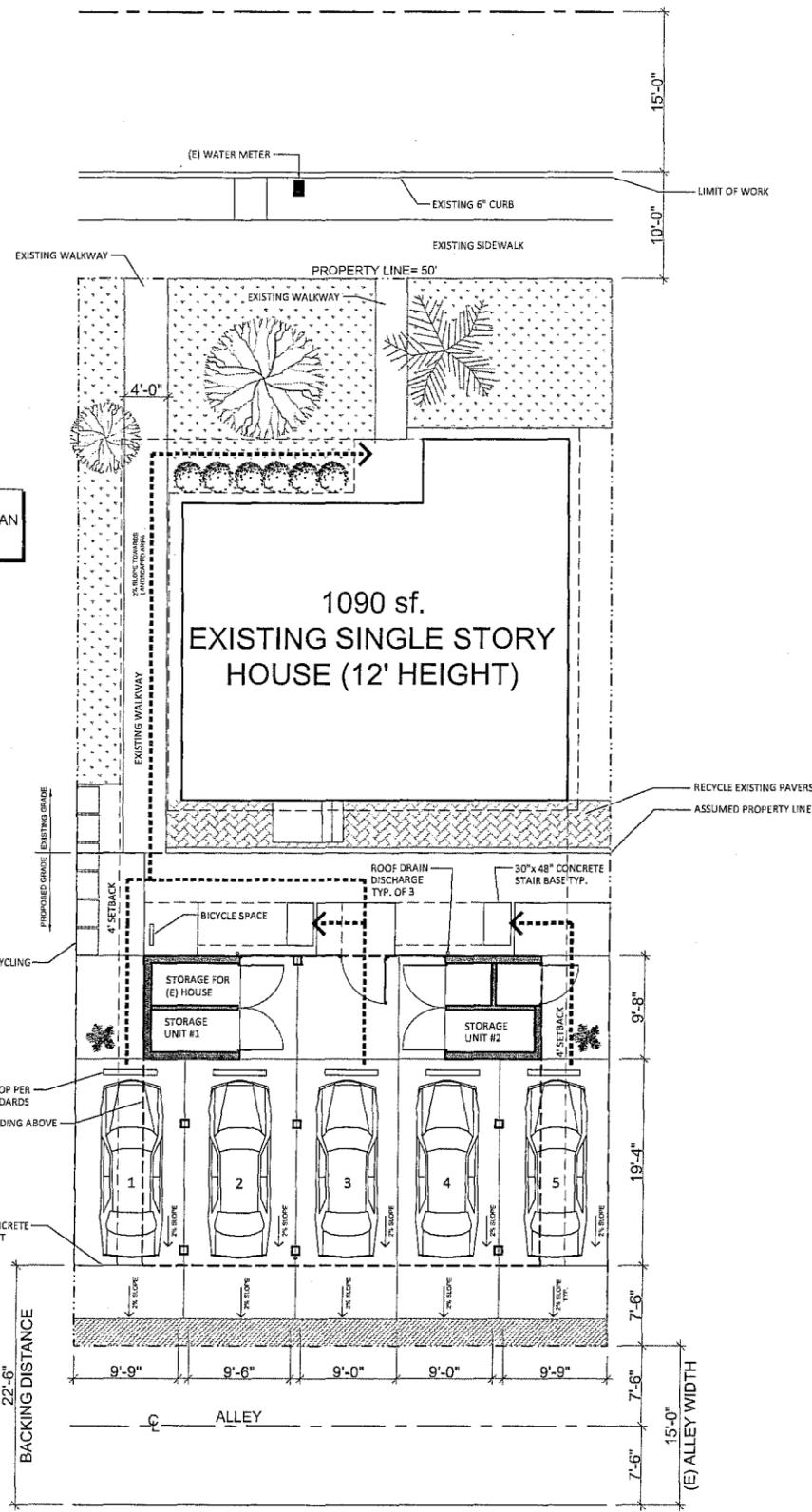
SHEET TITLE:
A1.1

MUIR AVE.

MUIR AVE.



NOTE:
SEE SHEET L-1 FOR LANDSCAPING PLAN INFORMATION



SITE PLAN

PARKING PLAN





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San Diego Ca. 92113
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REVISIONS:

Table with 2 columns: No., Description. Contains 3 empty rows for revisions.

MECHANICAL NOTES:

- 1. MECHANICAL EXHAUST FANS FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
- ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF BUILDING
- CONTROLLED BY READILY ACCESSIBLE HUMIDISTAT- UNLESS FAN FUNCTION AS COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM- WITH CONTROLS CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50% TO 80%
2. A MECHANICAL EXHAUST SYSTEM, SUPPLY SYSTEM OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELING UNIT TO PROVIDE WHOLE BUILDING VENTILATION WITH OUTDOOR AIR COMPLYING WITH ASHRAE STANDARD 62.2.2007 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
3. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST SYSTEM (WITH OUTDOOR AIR) SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM COMPLYING WITH ASHRAE STANDARD 62.2.2007 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL VENTILATION EXHAUST AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL VENTILATION EXHAUST AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.

FIRE PROTECTION

- 1. WINDOWS (GLAZING): EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATED GLASS (DUAL GLAZED) UNITS WITH ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20MIN. VINYL WINDOW FRAMES MUST HAVE WELDED CORNERS TO PREVENT GLASS FROM FALLING OUT WITH FLAME IMPINGEMENT AND METAL REINFORCING IN THE INTERLOCK AREA TO PREVENT WINDOWS FROM OPENING OR FALLING UNEXPECTEDLY. IN ADDITION VINYL WINDOWS MUST HAVE A LABEL SHOWING THEY ARE CERTIFIED TO ANSII/AAMA/NWDA 101A.S.2-97 STRUCTURAL REQUIREMENTS. AN EXCEPTION EXIST THAT THE BUILDING OFFICIAL MAY ALLOW DUAL GLAZING W/OUT A TEMPERED PANE IN MODERATE HAZARD SEVERITY ZONES WHEN THERE IS A FUEL MODIFICATION ZONE OF AT LEAST 10' WIDE.
2. INSULATION: PAPER FACED INSULATION IS PROHIBITED IN ATTIC OR OTHER VENTILATED SPACES. (BUILDING CODE 92.1.711A.1). DUE TO THE POTENTIAL OF EMBERS IGNITING PAPER, FOIL BACKED OR UN FACED FIBERGLASS BATTS AND BLANKETS ARE BETTER SUITED TO CONDITIONS OF POTENTIAL FIRE HAZARD. USE FOIL-BACKED INSULATION IN AREAS WHERE A VAPOR BARRIER IS REQUIRED.
3. EXTERIOR DOORS: EXTERIOR DOORS MUST BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD NOT LESS THAN 1-3/8" THICK, OR HAVE FIRE PROTECTION RATING OF NO LESS THAN 20MIN.
4. ROOFS: ROOFS SHALL HAVE MINIMUM CLASS 'A' ROOF COVERING. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND ROOF SHEATHING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE SHEATHING.

ENERGY CONSERVATION

- ALL NEW RESIDENTIAL CONSTRUCTION AND ADDITIONS ARE REQUIRED TO COMPLY WITH CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR LOW-RISE RESIDENTIAL BUILDINGS CONTAINED IN TITLE 24, PART 6 OF THE CALIFORNIA CODE OF REGULATIONS. A NUMBER OF COMPLIANCE METHODS ARE DESCRIBED IN A RESIDENTIAL MANUAL AVAILABLE FROM THE CALIFORNIA ENERGY COMMISSION, PHONE 1-800-772-3300. ALL COMPLIANCE METHODS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS:
A. INSULATION MUST BE INSTALLED SO AS TO PROVIDE A CONTINUOUS HEAT LOSS BARRIER FOR CEILINGS, WALLS AND FLOORS. DETAILS ON PLANS SHALL INDICATE THE REQUIRED "R" FACTOR, TYPICALLY R-30 FOR CEILINGS IN CLIMATE ZONE 7 AND 10. ALL EXTERIOR WALLS MUST HAVE A MINIMUM OF R-19 INSULATION. UPON COMPLETION OF THE INSTALLATION, AN INSULATION INSPECTION MUST BE MADE BY DEVELOPMENT SERVICES BEFORE THE INSULATION IS COVERED UP.
B. ALL MANUFACTURED DOORS AND WINDOW OPENINGS TO THE EXTERIOR, OR TO UNCONDITIONED AREAS, MUST BE CERTIFIED AS MEETING AIR LEAKAGE STANDARDS. SITE-BUILT DOORS AND WINDOWS MUST BE FULLY WEATHER-STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT LOSS OF HEAT FROM OCCUPIED AREAS.
C. MANUFACTURED PENETRATION (GLAZING) PRODUCTS MUST BE LABELED WITH CERTIFIED U-VALUE AND INFILTRATION CERTIFICATION.

UTILITY SITE PLAN

SHEET TITLE:

A1.2

GENERAL NOTES

LIGHT AND VENTILATION

- 1. EACH HABITABLE ROOM, EXCEPT KITCHENS, MUST BE PROVIDED WITH NATURAL LIGHT BY MEANS OF WINDOWS OR SKYLIGHTS. SUCH OPENINGS MUST HAVE AN AREA OF AT LEAST ONE TENTH OF THE FLOOR AREA OF EACH ROOM, WITH A MINIMUM OF 10 SQUARE FEET. PLASTIC SKYLIGHTS MUST BE TESTED AND LISTED BY A RECOGNIZED AGENCY. GLAZED SKYLIGHTS MUST BE DESIGNED AND INSTALLED AS SPECIFIED IN SECTION 2409 OF THE CBC.
2. EACH HABITABLE ROOM MUST HAVE NATURAL VENTILATION THROUGH OPERABLE EXTERIOR OPENINGS EXCEPT AS OUTLINED IN ITEM C BELOW. THE MINIMUM AREA OF SUCH AN OPENING MUST BE THE GREATER OF ONE TWENTIETH OF THE FLOOR AREA OF THE ROOM, OR 5 SQUARE FEET. BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS MUST HAVE NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS EXCEPT AS OUTLINED IN ITEM C BELOW. THE MINIMUM AREA MUST BE THE GREATER OF ONE TWENTIETH OF THE FLOOR AREA OF THE ROOM OR 1 1/2 SQUARE FEET.
3. IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION, A MECHANICAL VENTILATING SYSTEM MAY BE USED. ONE FIFTH OF THE AIR SUPPLY MUST BE TAKEN FROM THE OUTSIDE. THE SYSTEM MUST BE CAPABLE OF PROVIDING TWO AIR CHANGES PER HOUR. IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS, A MECHANICAL VENTILATION SYSTEM MUST BE CONNECTED DIRECTLY TO THE OUTSIDE AND MUST BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR WITH THE POINT OF EXHAUST AIR DISCHARGE A MINIMUM OF THREE FEET FROM ANY BUILDING OPENING. IN BATHROOMS WITH ONLY A WATER CLOSET AND/OR LAVATORY, AN APPROVED MECHANICAL RECIRCULATING FAN MAY BE USED.
4. D. IN DETERMINING LIGHT AND VENTILATION REQUIREMENTS, ANY ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN ONE HALF OF THE AREA OF THE COMMON WALL BETWEEN THE TWO ROOMS IS OPEN, UNOBSTRUCTED AND HAS AN AREA OF AT LEAST ONE TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SQUARE FEET, WHICHEVER IS GREATER.
5. E. GENERAL LIGHT IN KITCHENS AND BATHROOMS MUST PROVIDE 40 LUMENS PER WATT OR MORE (E.G., FLUORESCENT).

HEATING

EVERY DWELLING UNIT MUST HAVE A HEATER CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70°F AT A POINT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS (APPROXIMATELY 25 BTUS PER SQUARE FOOT). PER CBC SECTION 910.11.1, IF ELECTRIC HEAT IS BEING INSTALLED, ALL THE REQUIREMENTS OF TITLE 24 FOR ELECTRIC HEAT MUST BE MET.

BUILDING MATERIALS NOTE:

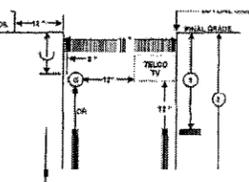
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS THAT ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION SHALL FOLLOW THE MANUFACTURERS DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

NOTES:

- 1. THE SIZE OF THE NEW SERVICE AND WATER METER WILL DEPEND ON THE WATER METER DATA CARD
2. THE EXISTING WATER SERVICE WILL BE KILLED AT MAIN
3. THE SIZE OF THE SEWER LATERAL DEPENDS ON THE FIXTURE UNITS. A 6" SEWER LATERAL MAY BE NEEDED
4. ONE SEWER LATERAL WILL SERVICE ALL PROPERTIES

SDG&E San Diego Gas & Electric FORM 106-214H TYPICAL RESIDENTIAL TRENCH SPECIFICATION (SAN DIEGO COUNTY; NOT APPLICABLE IN ORANGE COUNTY) 600 VOLTS OR LESS

The trench in which your underground electric service will be installed is your responsibility. Your trench must conform to the minimum standards which appear below.



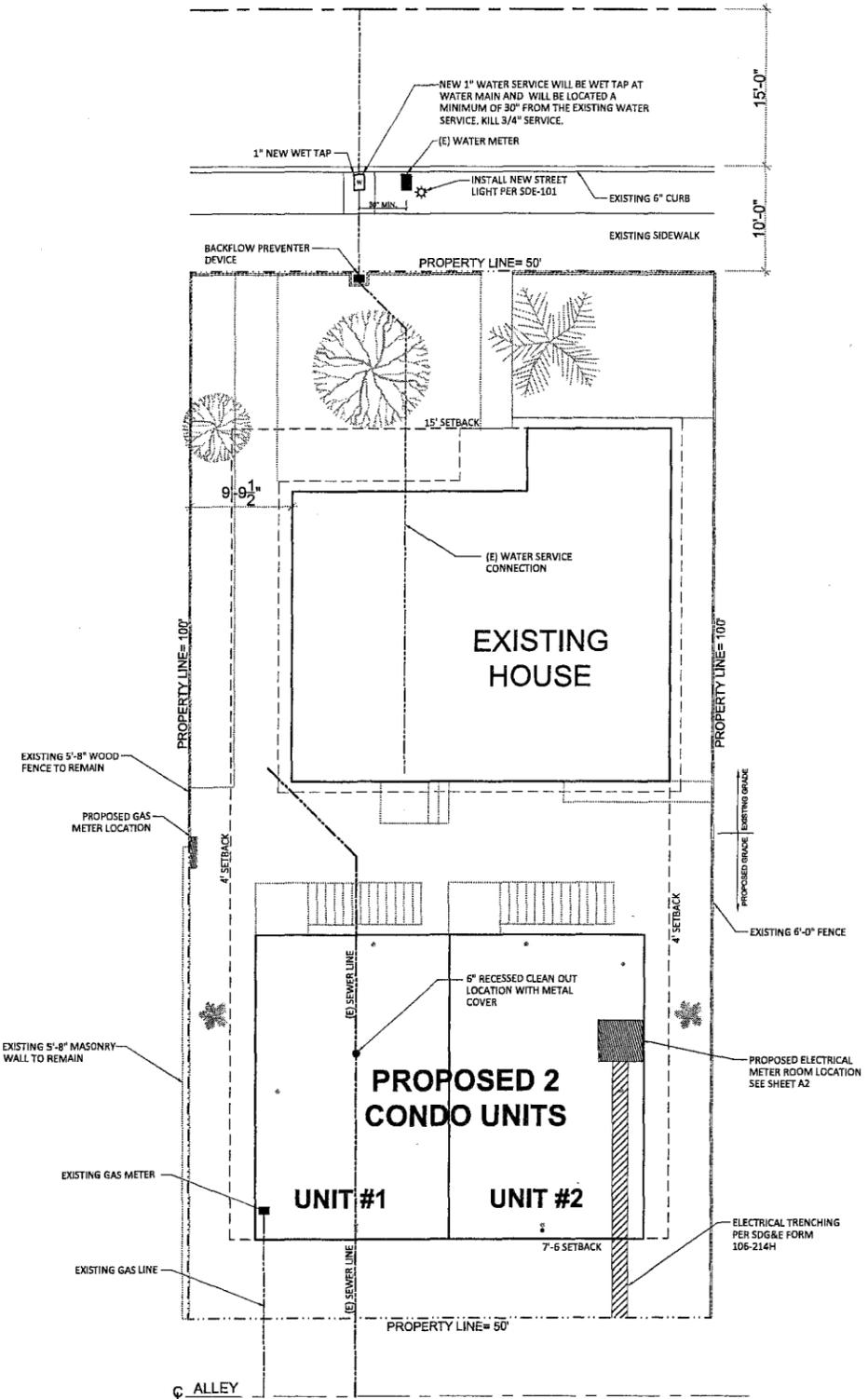
- 1. 24" cover on private property, 30" cover in parkways/street areas.
2. Will vary in over-all depth depending on types and sizes of utility installation.

SDG&E inspector is to determine at which level gas service is installed.

manufactured sand, existing native material or combinations may be used for base and shading material provided it complies with SDG&E standards and the compaction requirements of governmental agencies (permitting agencies). SDG&E standards specify that the shading material must have a mixture of particle sizes all smaller than 3/8". A minimum cover of 6 inches of compacted shading material (6 inches after compaction) shall be installed above the gas pipe or electric conduits if the backfill material contains no rocks or clods over 6 inches in diameter. A minimum cover of 12 inches of compacted shading material will be required if in the opinion of the inspector there is an excessive amount of rocks and clods in the backfill or the size exceeds 6 inches in diameter. The shading material must be installed before the trench is backfilled.

- C. On approval of SDG&E inspector and after you have backfilled and compacted the trench, please call SDG&E's Construction DEPARTMENT FOR A FINAL INSPECTION BEFORE YOUR SERVICE CAN BE RECONNECTED. THIS IS REQUIRED BY TITLE 24, PART 6 OF THE CALIFORNIA CODE OF REGULATIONS.
D. Where SDG&E employees are required to enter the trench, spoil must be placed a minimum of 12 inches from edge of trench. (See trench cross section). In order to provide working space for the service installation of cable-in-conduit, the first 3 feet of the trench at the building must be 24 inches wide and 12 inches below the bottom of the conduit head. IF TRENCH EXCEEDS 5 FEET IN DEPTH, SPOIL MUST BE A MINIMUM OF 24 INCHES FROM EDGE OF TRENCH AND MUST MEET ALL SAFETY REQUIREMENTS.
E. Please contact the SDG&E inspector PRIOR to TRENCHING TO AN EXISTING UNDERGROUND FACILITY OR POLE for instructions. This could avoid delays.
G. No water or sewer pipes are allowed in the service trench. A minimum 12 inch horizontal separation of undisturbed soil is required between your service trench and any water, sewer or drain pipe. A minimum 6 inch vertical separation is required for crossings.
H. Coordination for use of the trench by another utility such as the telephone and cable television if desired will be your responsibility.

MUIR AVE.



UTILITY LOCATION PLAN

SCALE 1/8"=1'-0"



MUIR FLATS
4947 MUIR AVE.
SAN DIEGO CA. 92107

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REVISIONS:

MUIR FLATS
4947 MUIR AVE.
SAN DIEGO CA. 92107

DEVEL. SUBMITTAL SET

DATE: 02/25/14

SCALE: AS NOTED

DRAWN BY: JFL+JFG

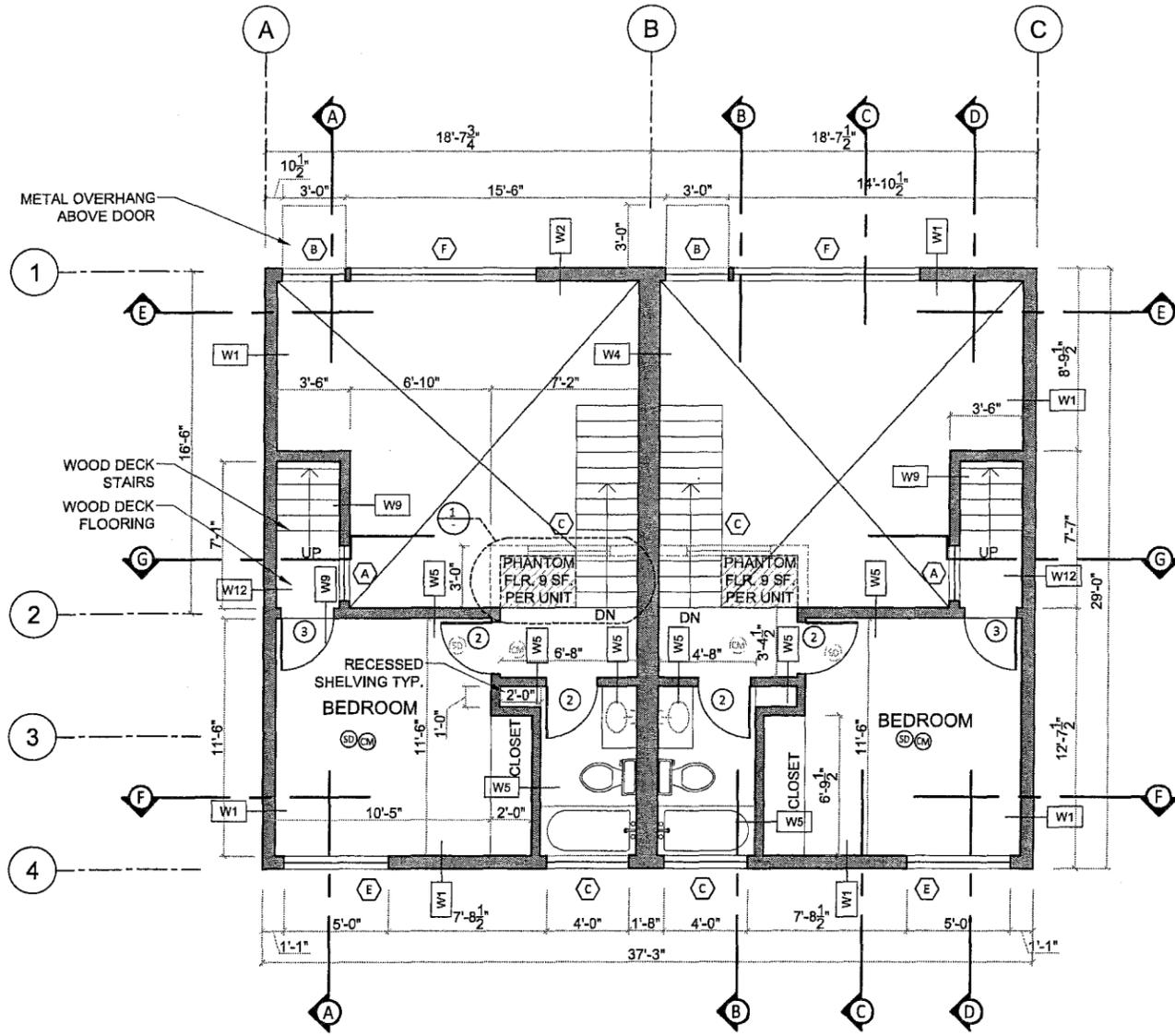
JOB No: 1306

ARCHITECTURAL PLANS
DOOR SCHEDULE
WINDOW SCHEDULE

SHEET TITLE:

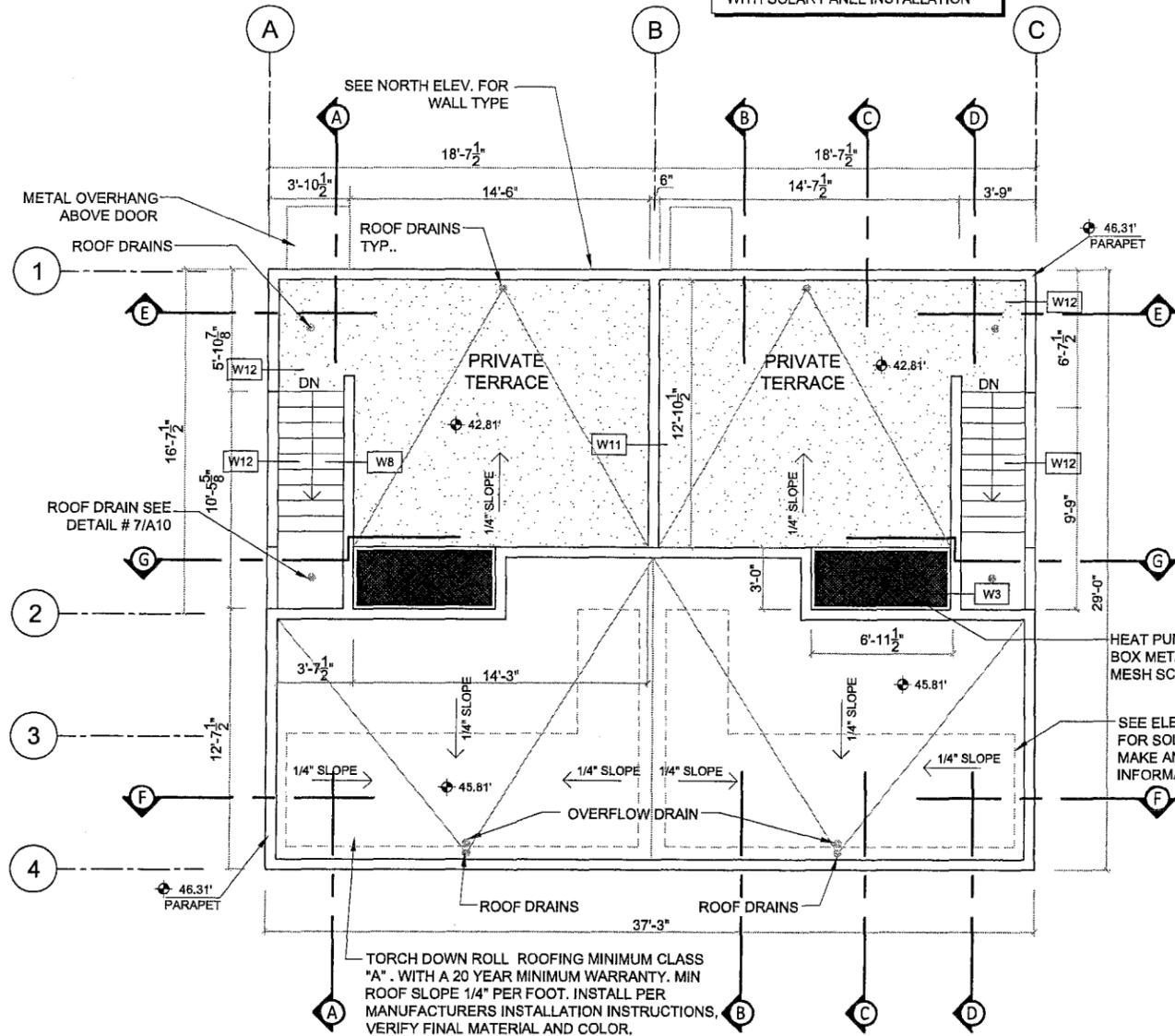
A3

NOTE:
COORDINATE ROOFING INSTALLATION
WITH SOLAR PANEL INSTALLATION



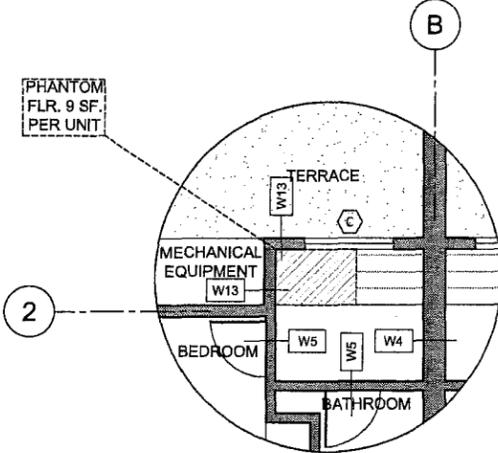
SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



ROOF DECK FLOOR PLAN

SCALE 1/4"=1'-0"



PLAN @ WINDOW LEVEL

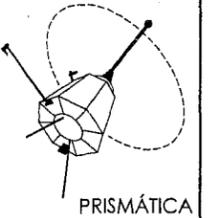
SCALE - 1/2" = 1'-0"

WINDOW SCHEDULE							
SIZE	SILL HEIGHT	WINDOW TYPE	TEMP	FRAME	WINDOW COUNT	NOTES	
A	2'-8" x 2'-8"	8'-0"	1	X	VINYL	2	
B	3'-4" x 5'-6"	7'-6"	1		VINYL	2	
C	4'-0" x 2'-0"	6'-5"	5		VINYL	4	
D	4'-6" x 3'-6"	4'-0"	4		VINYL	2	
E	5'-0" x 5'-0"	3'-5"	4		VINYL	2	
F	9'-0" x 10'-0"	3'-0"	4	X	VINYL	2	

WINDOW TYPE
1- FIXED 2- CASEMENT 3- DOUBLE HUNG 4- HORIZONTAL SLIDING 5- AWNING
NOTE: ALL WINDOWS TO BELOW "E"

DOOR SCHEDULE									
CIRCLE	MATL	FINISH	TYPE	SIZE			HARDWARE		REMARKS
				HEIGHT	WIDTH	THICK	TYPE	MATL	
1	WOOD	PAINT		7'-3"	3'-0"	1-3/4"	EGRESS	STAINLESS STEEL-BRUSHED	01,10
2	WOOD	PAINT		6'-8"	2'-6"	1-1/2"	PRIVACY	STAINLESS STEEL-BRUSHED	01,12
3	MTL	GLASS		6'-8"	2'-6"	1-1/2"	PRIVACY	STAINLESS STEEL-BRUSHED	09,11
4	MTL	GLASS		6'-10"	5'-0"	1-1/2"	PRIVACY	STAINLESS STEEL-BRUSHED	09, 07
5	MTL	GALV		7'-6"	4'-0"	-	SECURITY	STAINLESS STEEL-BRUSHED	13
6	MTL	GALV		5'-10"	4'-0"	-	SECURITY	STAINLESS STEEL-BRUSHED	13
7	WOOD	PAINT		6'-4"	3'-0"	1-1/2"	PRIVACY	STAINLESS STEEL-BRUSHED	01,12
8	MTL	GALV		7'-6"	3'-6"	-	SECURITY	STAINLESS STEEL-BRUSHED	13

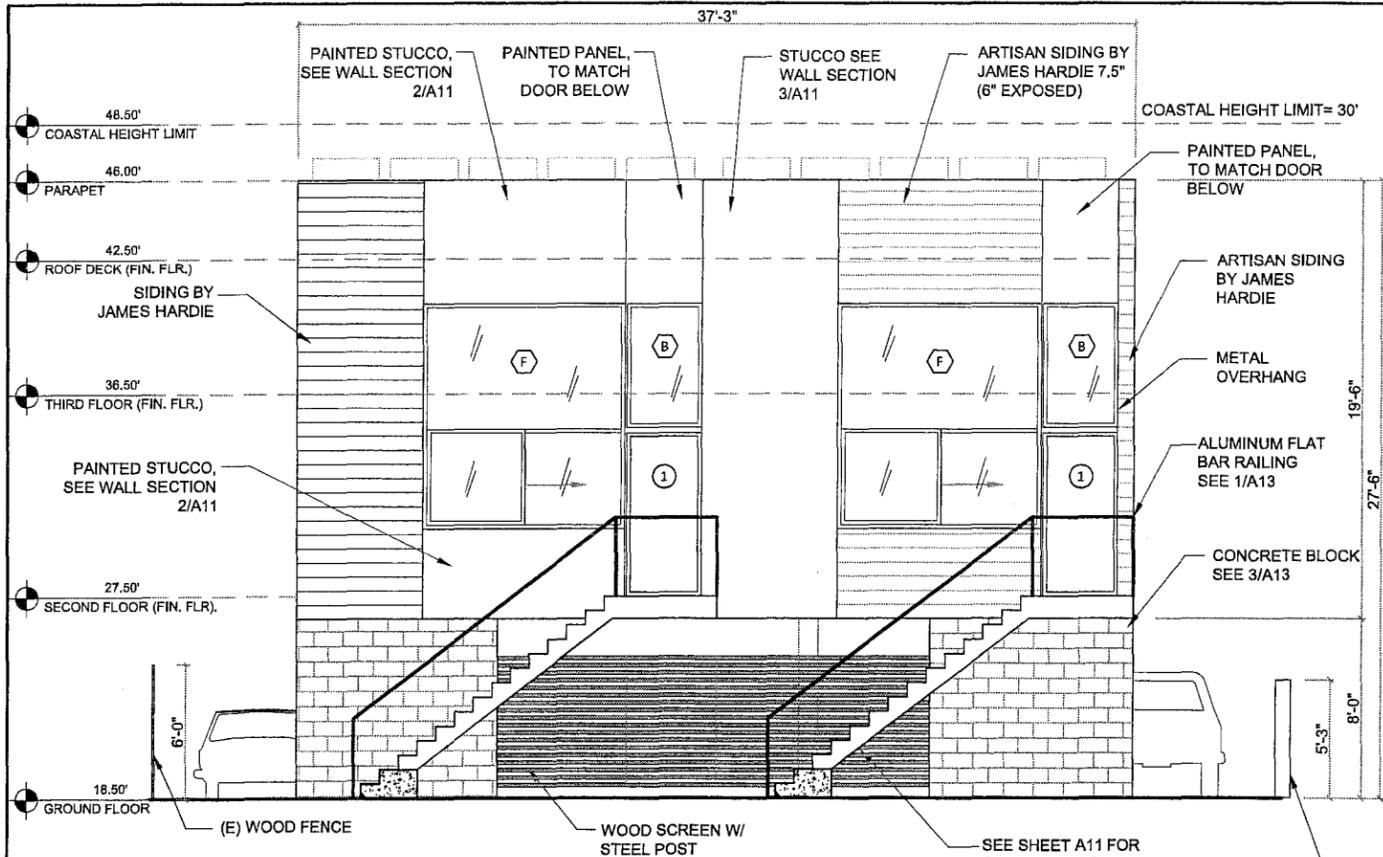
01 SOLID CORE
02 1HR RATED
03 PANIC BARS
04 PROVIDE LOW VOLTAGE DOOR BELL
05 PROVIDE PEEP HOLE AT 5'-0"
06 PASSAGE LATCH SET.
07 SLIDING DOOR
08 PROVIDE FLOOR DEADBOLT
09 1" INSULATED TEMPERED CLEAR GLASS
10 CENTURY HANDLESET; SCHLAGE #60 CEN 625
11 ENTRY LATCH SET W/ KEYED DEAD BOLT; SCHLAGE S- SERIES
12 BED AND BATH KNOB SCHLAGE. ITEM #40 LAT 619
13 LOCKABLE GATE LATCH; STANLEY NATIONAL HARDWARE #CD620
14 HAFELE PIVOT HANDLE AND LOCK STAINLESS STEEL



PRISMÁTICA
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 (619) 664 7405

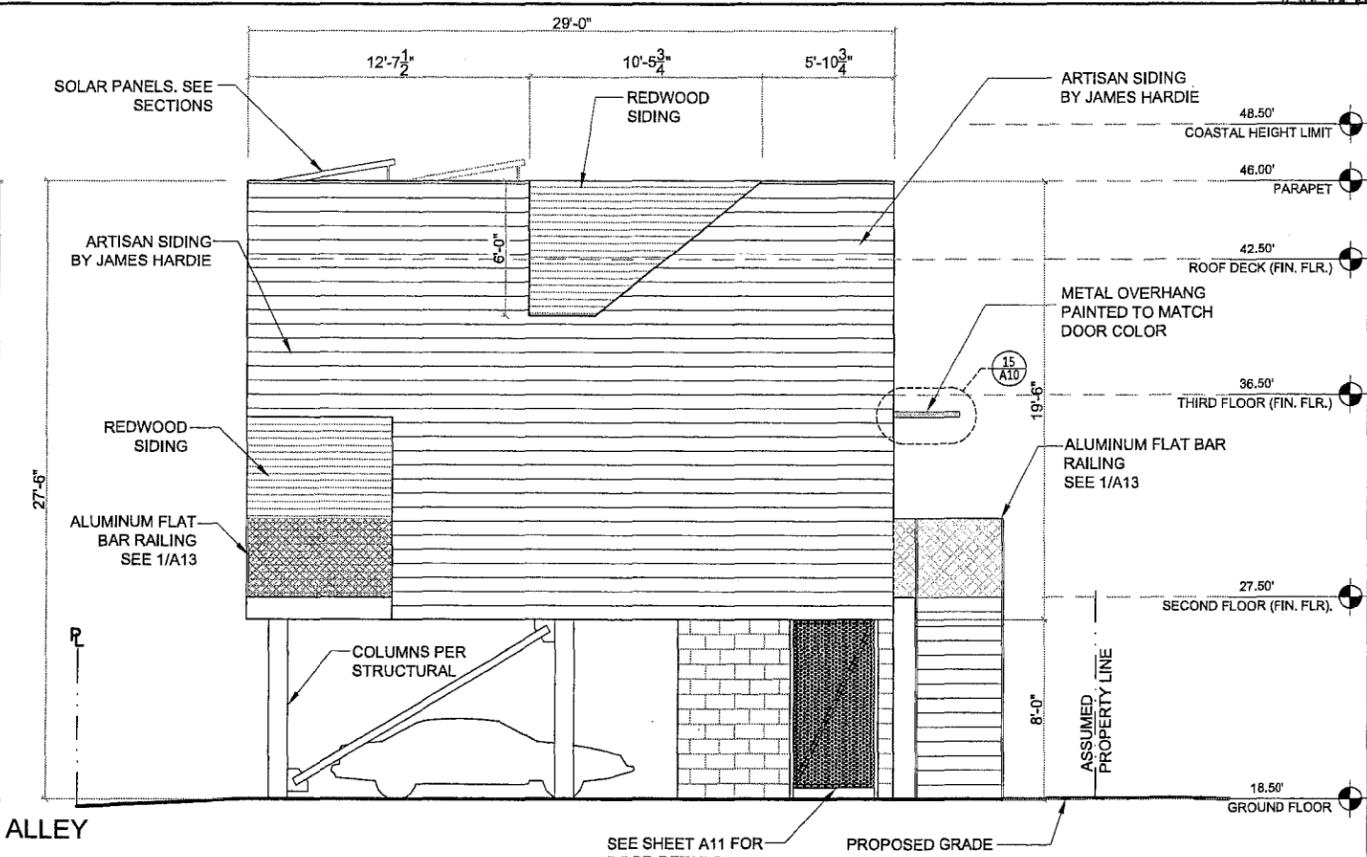
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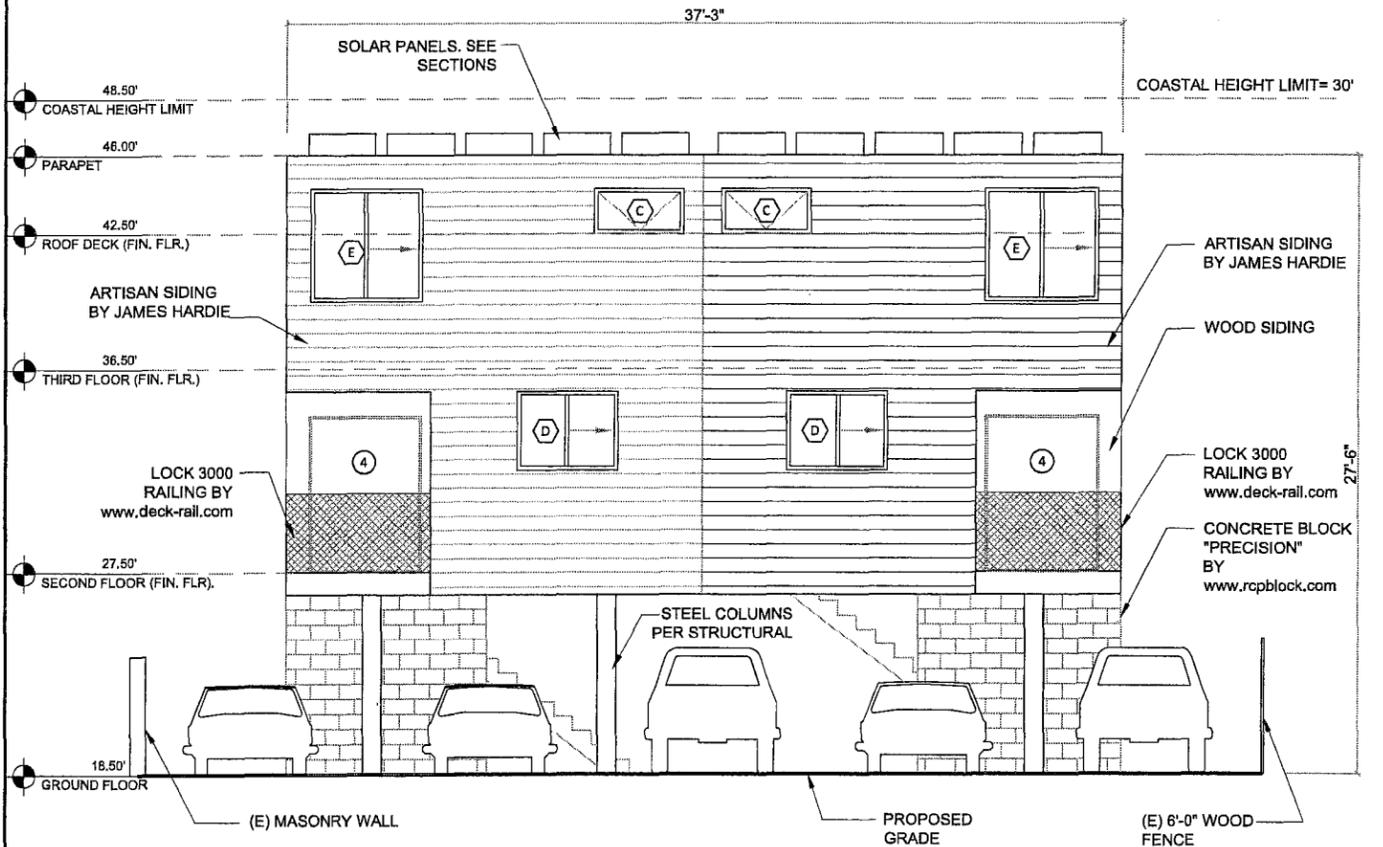
NORTH ELEVATION

SCALE 1/4"=1'-0"



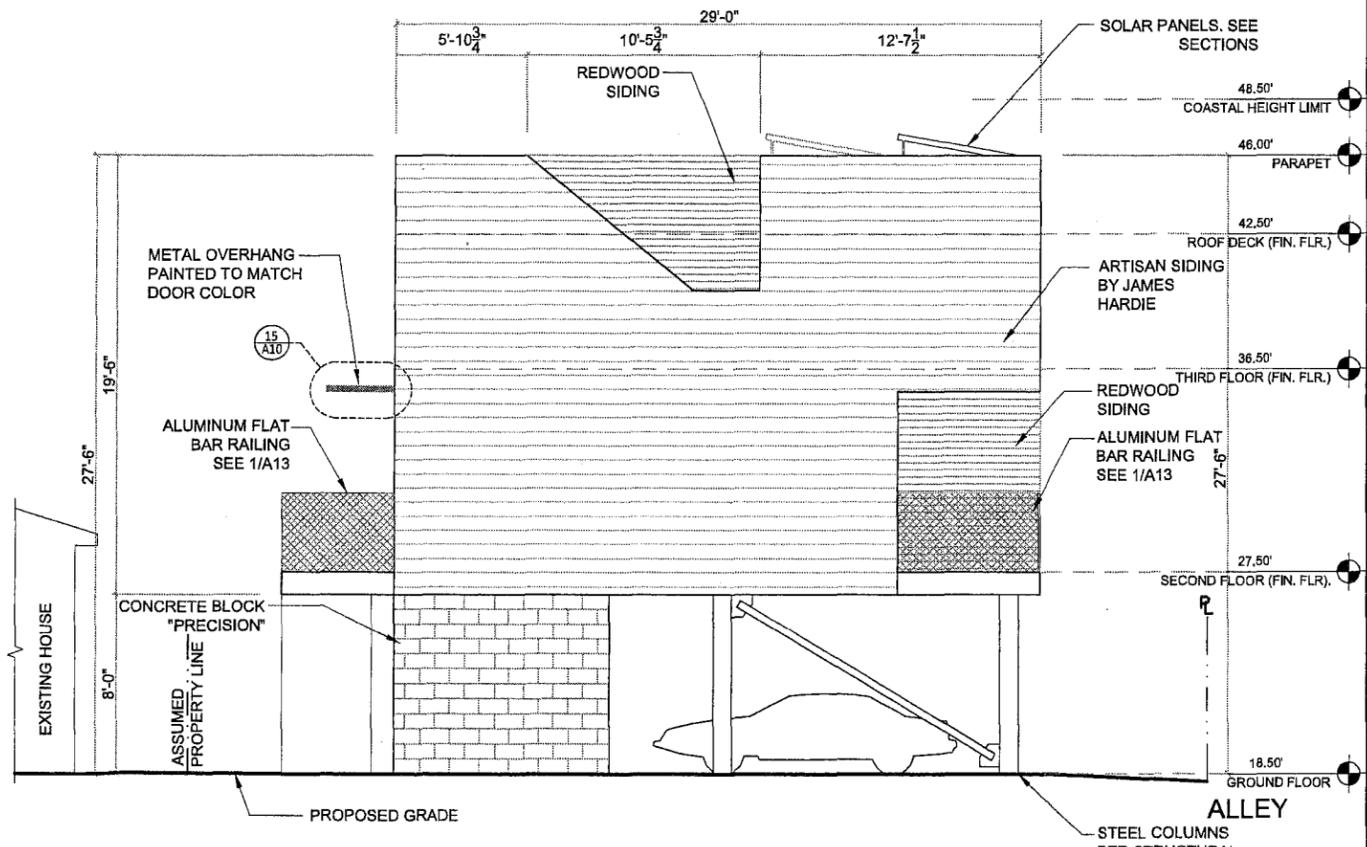
EAST ELEVATION

SCALE 1/4"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"



WEST ELEVATION

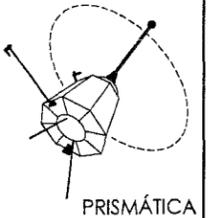
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MUIR FLATS
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 SAN DIEGO CA. 92107

DEVL. SUBMITTAL SET
 DATE: 02/25/14
 SCALE: AS NOTED
 DRAWN BY: JFL+JFG
 JOB No: 1306

ELEVATIONS
 SHEET TITLE:

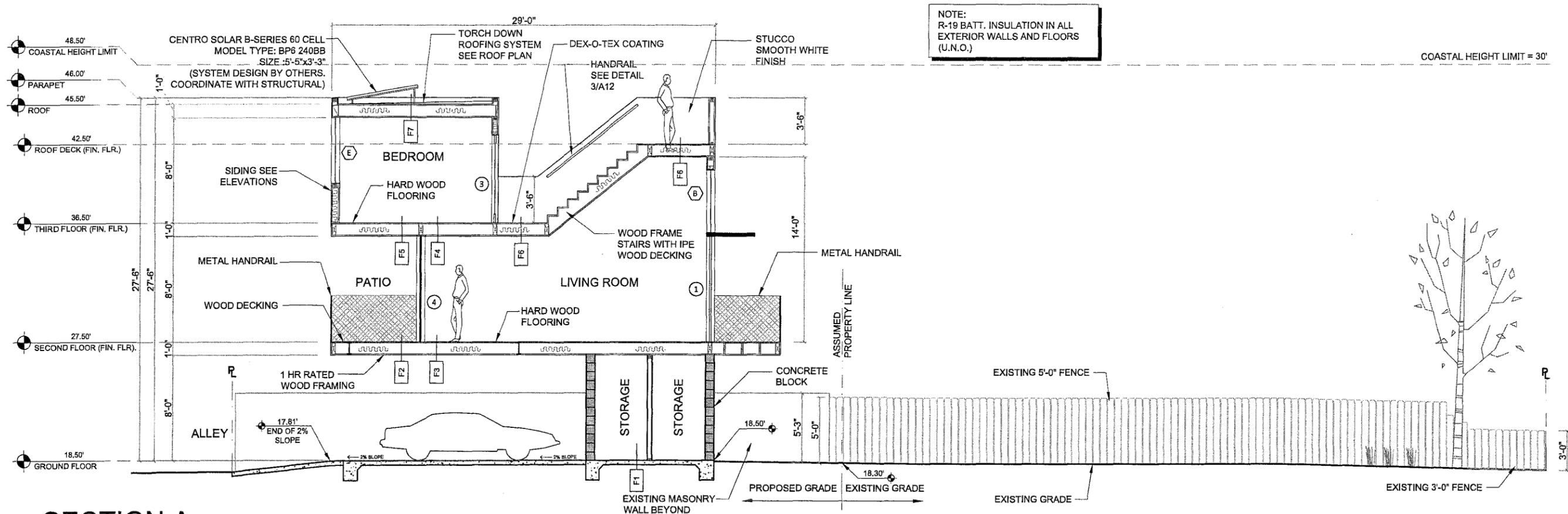
A4



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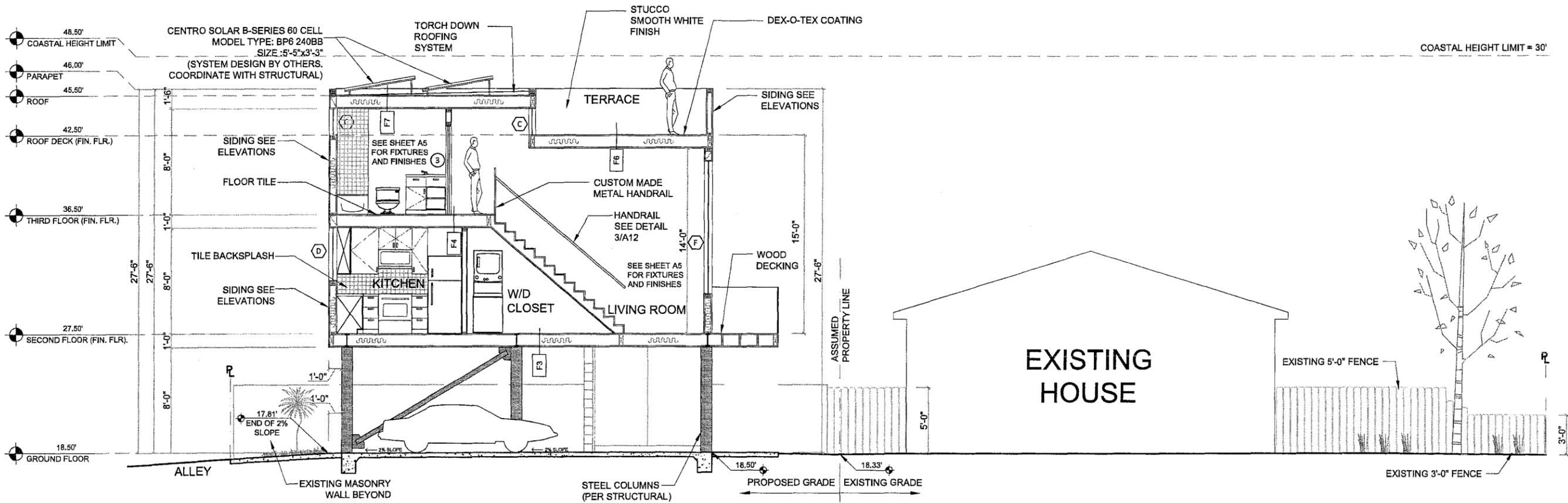
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REVISIONS:



SECTION A

SCALE 1/4"=1'-0"



SECTION B

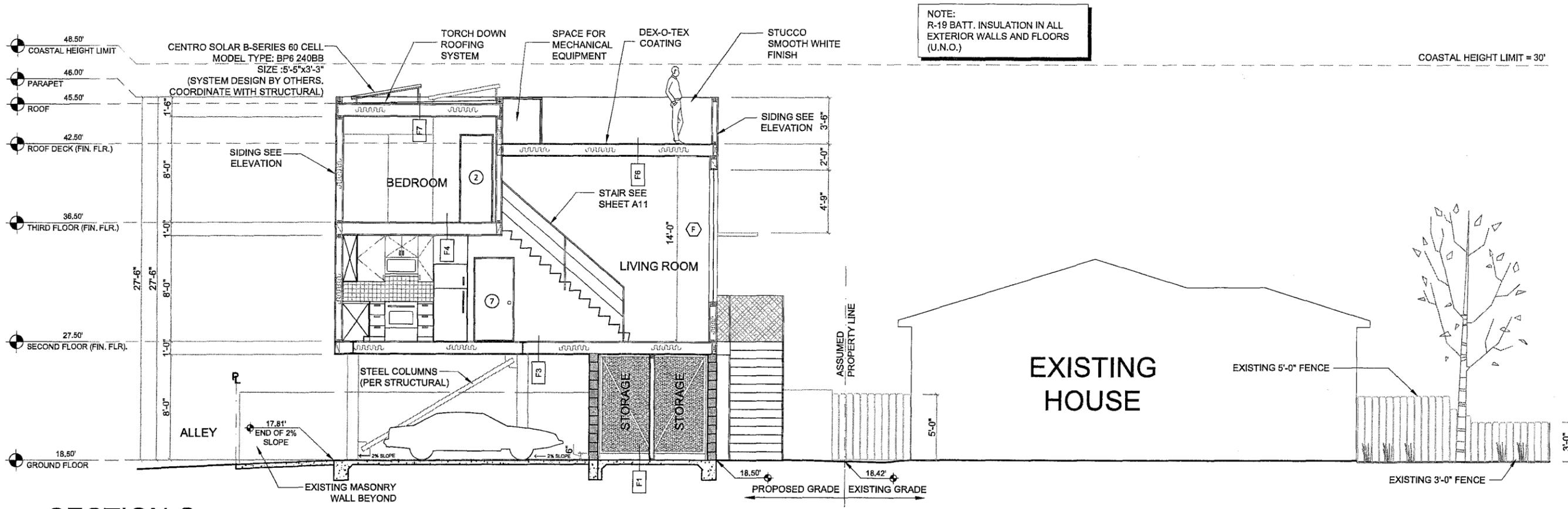
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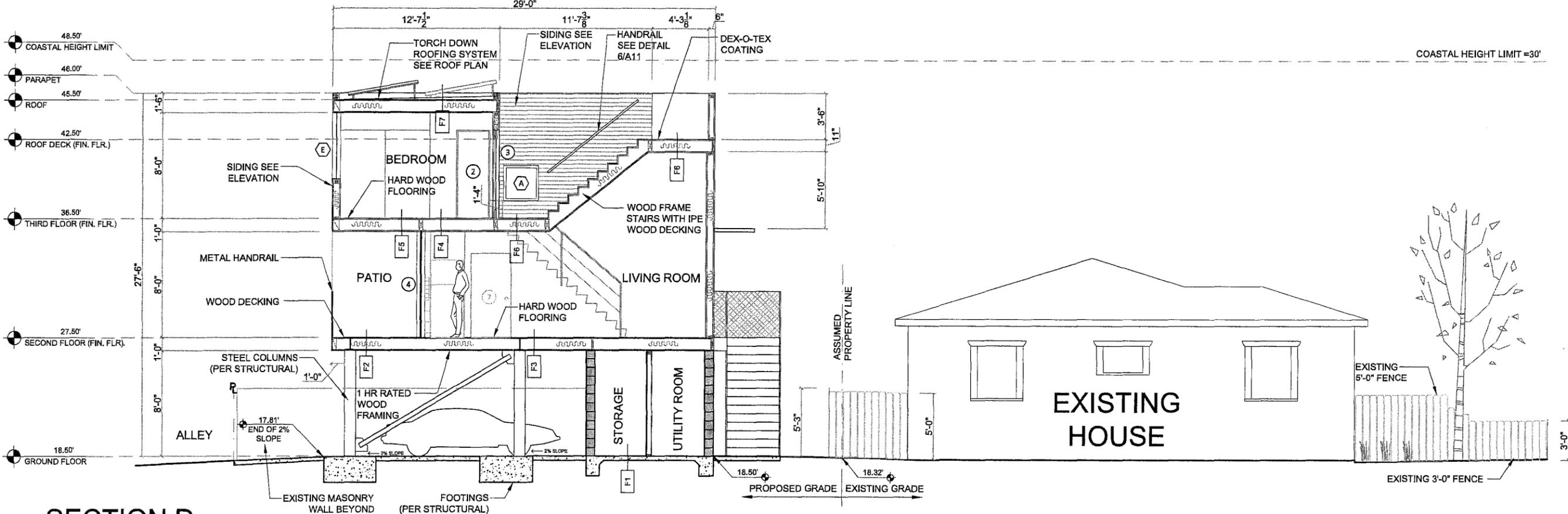
SECTIONS
 SHEET TITLE:

A5



SECTION C

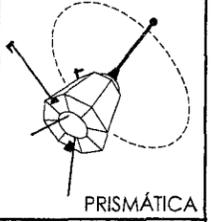
SCALE 1/4"=1'-0"



SECTION D

SCALE 1/4"=1'-0"

NOTE:
R-19 BATT. INSULATION IN ALL
EXTERIOR WALLS AND FLOORS
(U.N.O.)



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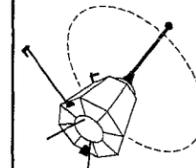
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DRAWN BY: JFL+JFG
JOB No: 1306

SECTIONS
SHEET TITLE:

A6



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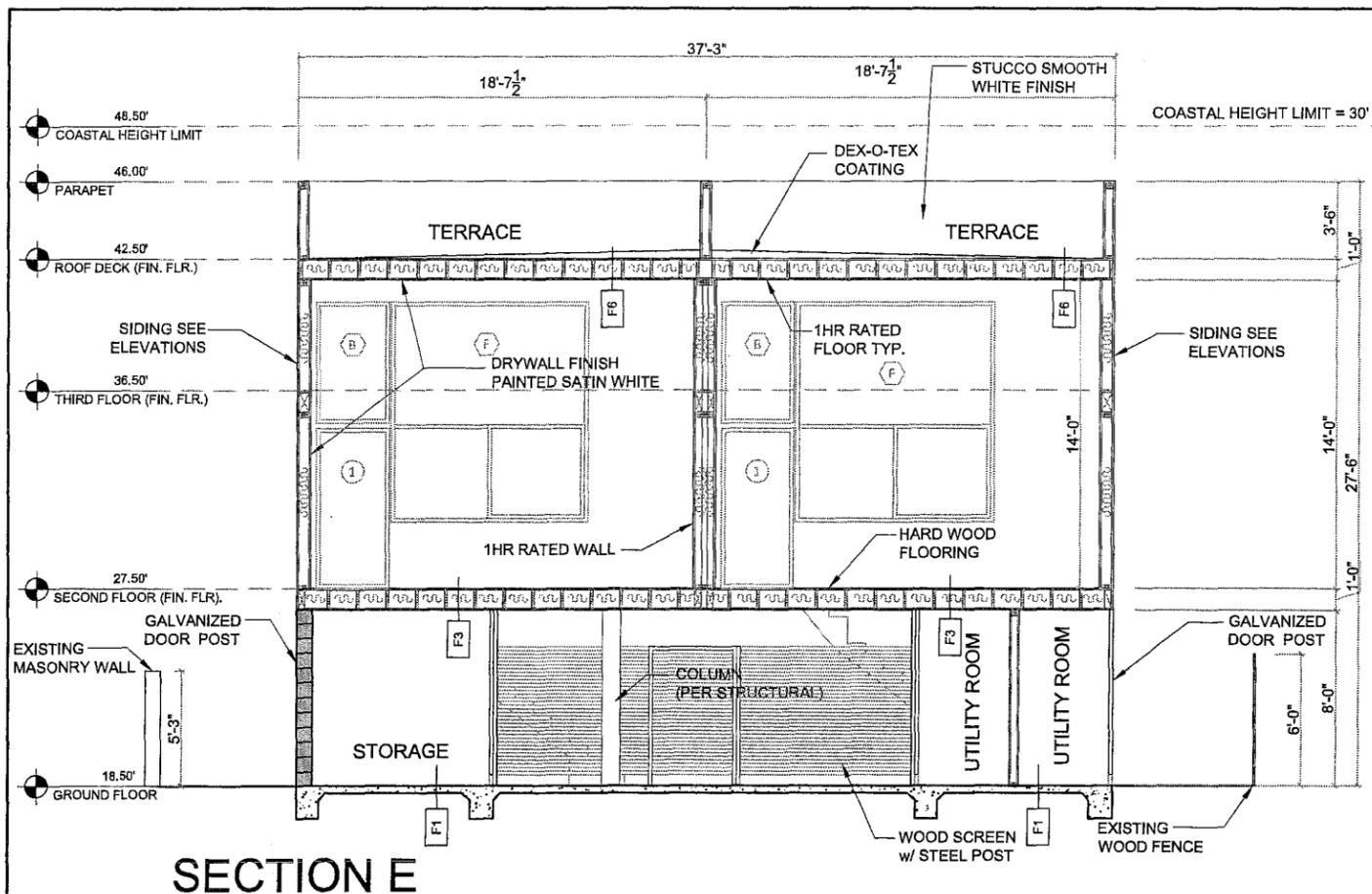
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JOB No: 1306

SECTIONS

SHEET TITLE:

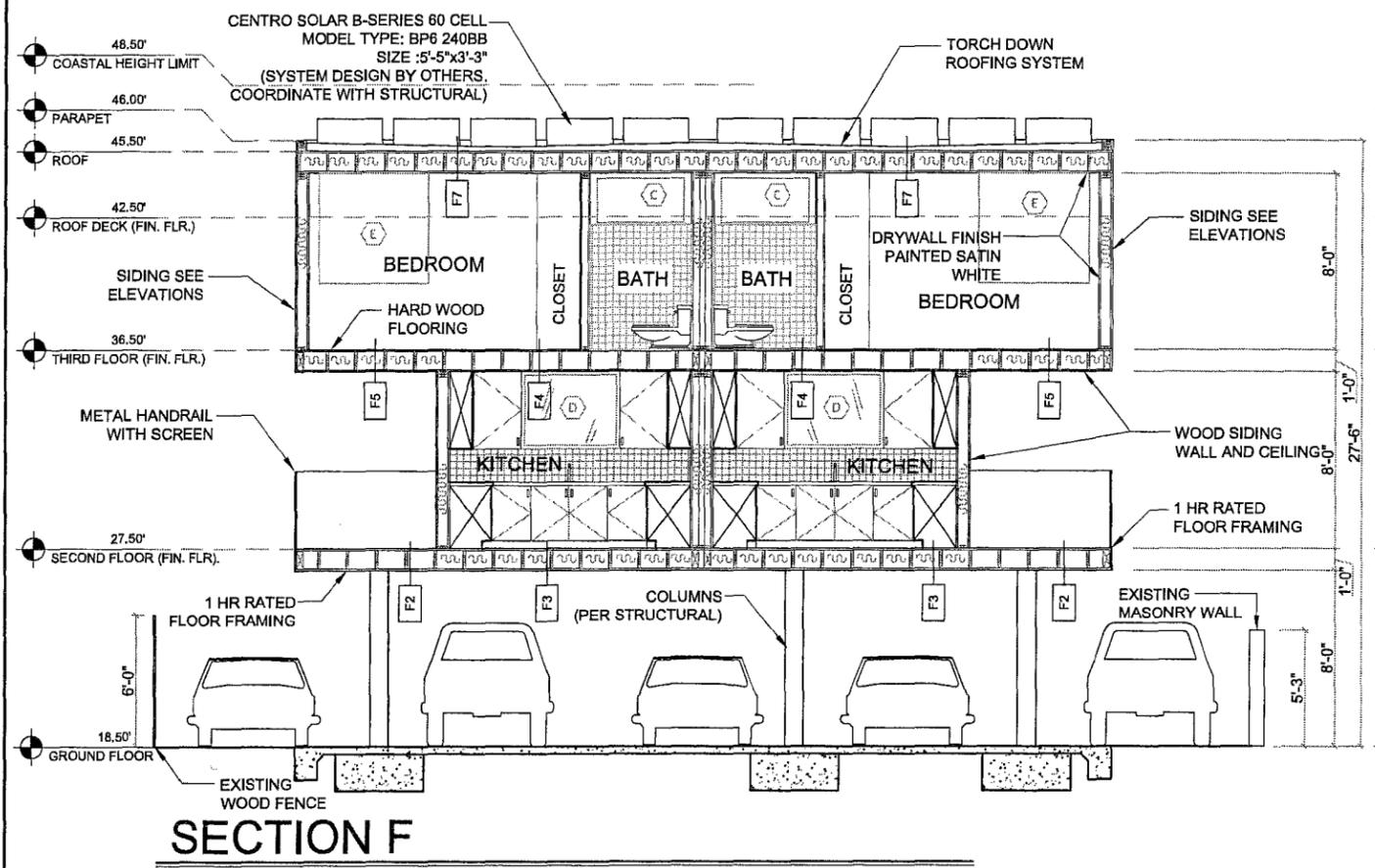
A7



SECTION E

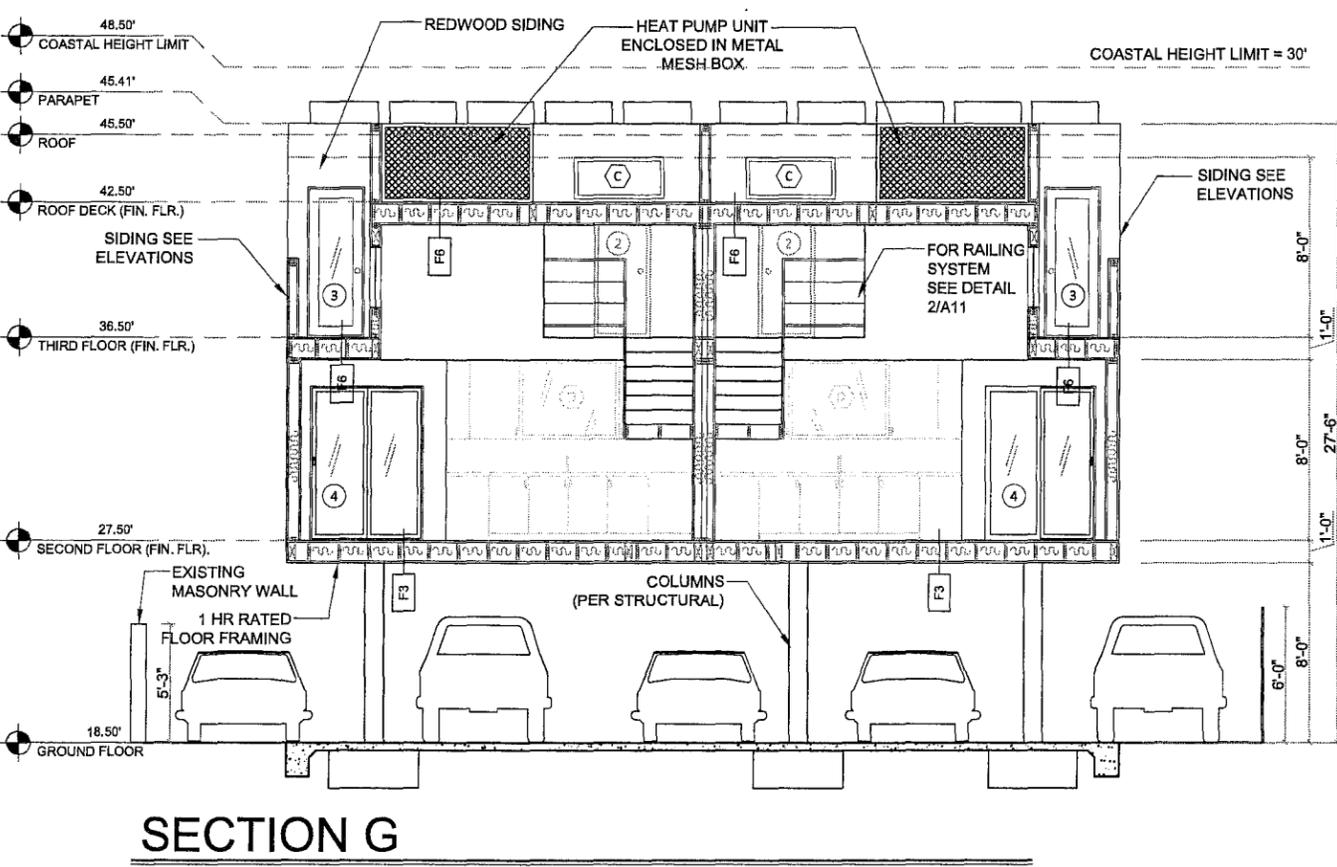
SCALE 1/4"=1'-0"

NOTE:
R-19 BATT. INSULATION IN ALL EXTERIOR WALLS AND FLOORS (U.N.O.)



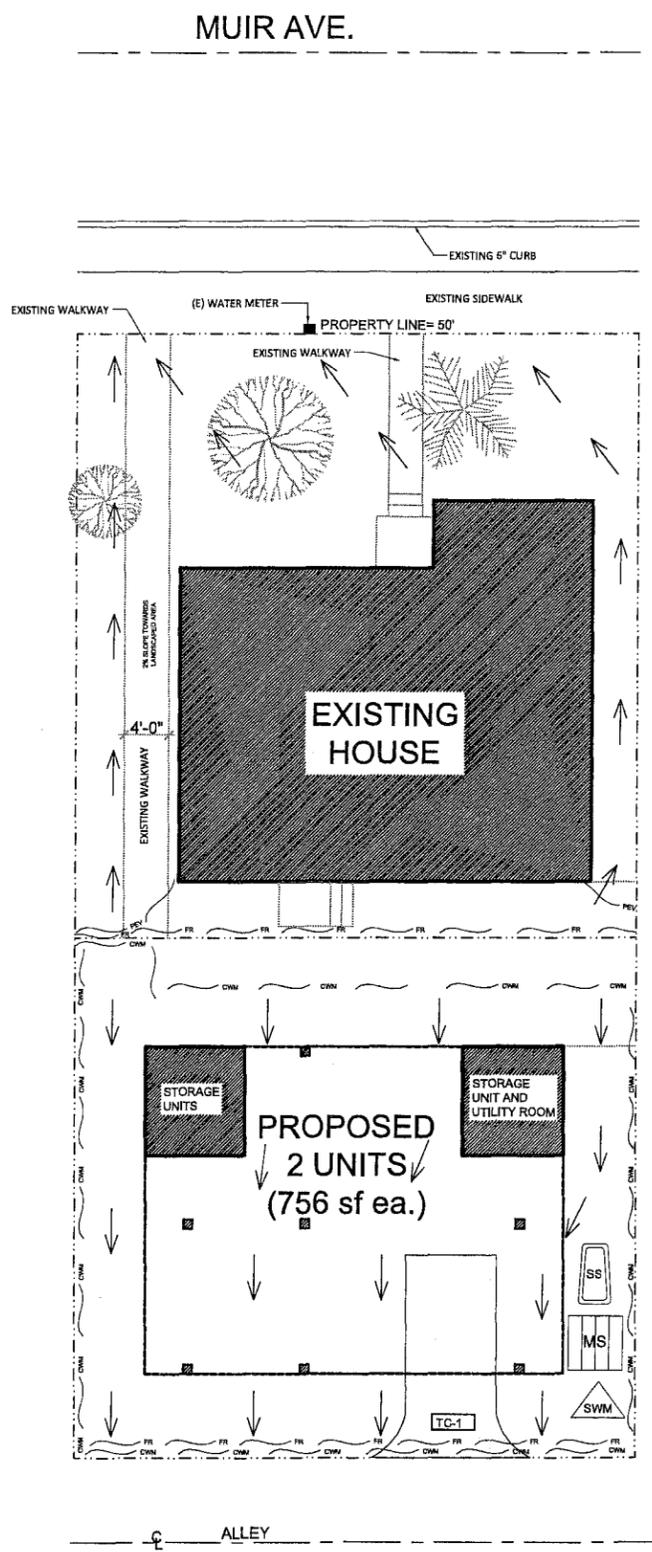
SECTION F

SCALE 1/4"=1'-0"



SECTION G

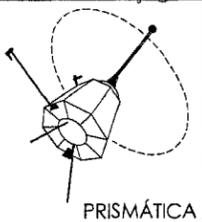
SCALE 1/4"=1'-0"



BMP PLAN

SCALE 1/8"=1'-0"

VICINITY MAP



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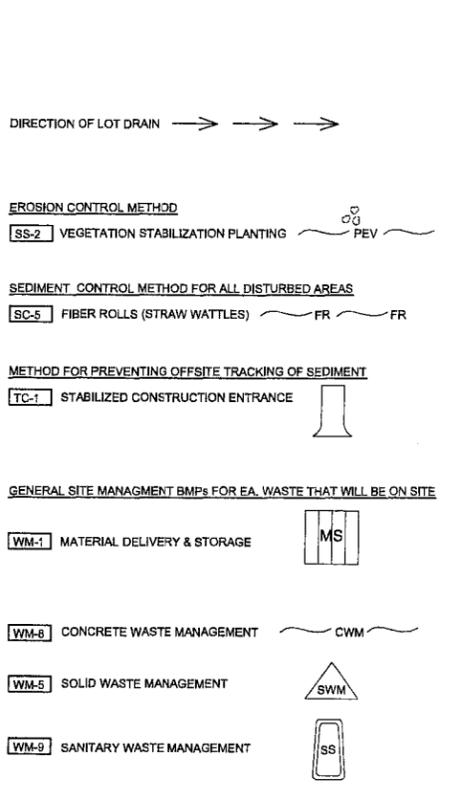
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STORMWATER MANAGEMENT NOTES

1. DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.
2. 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ONSITE YEAR-ROUND TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.
3. THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ONSITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.
4. PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.
5. EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.
6. A PERIMETER BMP INSPECTION IS REQUIRED ON THE FIRST DAY OF GRADING.

REVISIONS:

BMP LEGEND



POST CONST. BMP

OWNER'S CERTIFICATE POST CONSTRUCTION BMPs

I/WE THE UNDERSIGNED AS OWNER(S) OF THE PROPERTY DESCRIBED AS:

MUIR AVE, APN 448-212-20-00

UNDERSTAND THAT IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMPs

I CERTIFY TO THE BEST OF MY KNOWLEDGE, POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

SEDIMENTS
NUTRIENTS, TRASH AND DEBRIS
OXYGEN DEMANDING SUBSTANCES
OIL AND GREASE
BACTERIA AND VIRUSES
PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING SITE DESIGN:

MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS
MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS, AND DRIVEWAYS WITH PERMEABLE SURFACES
CONSERVE NATURAL AREAS
USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS
DRAIN ROOF TOPS, WALKWAYS, PATIOS, AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM
PRESERVE EXISTING NATIVE TREES AND SHRUBS
PROTECT ALL SLOPES FROM EROSION

ADDITIONALLY I/WE WILL:

MINIMIZE THE USE OF PESTICIDES
USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS

OWNER(S) _____
PRINTED NAME

OWNER(S) _____
SIGNATURE DATE

MUIR FLATS
4947 MUIR AVE.
SAN DIEGO CA. 92107

DEVEL. SUBMITTAL SET
DATE: 02/25/14
SCALE: AS NOTED
DRAWN BY: JFL+JFG
JOB No: 1306

BEST MANAGEMENT PRACTICE PLAN
SHEET TITLE:

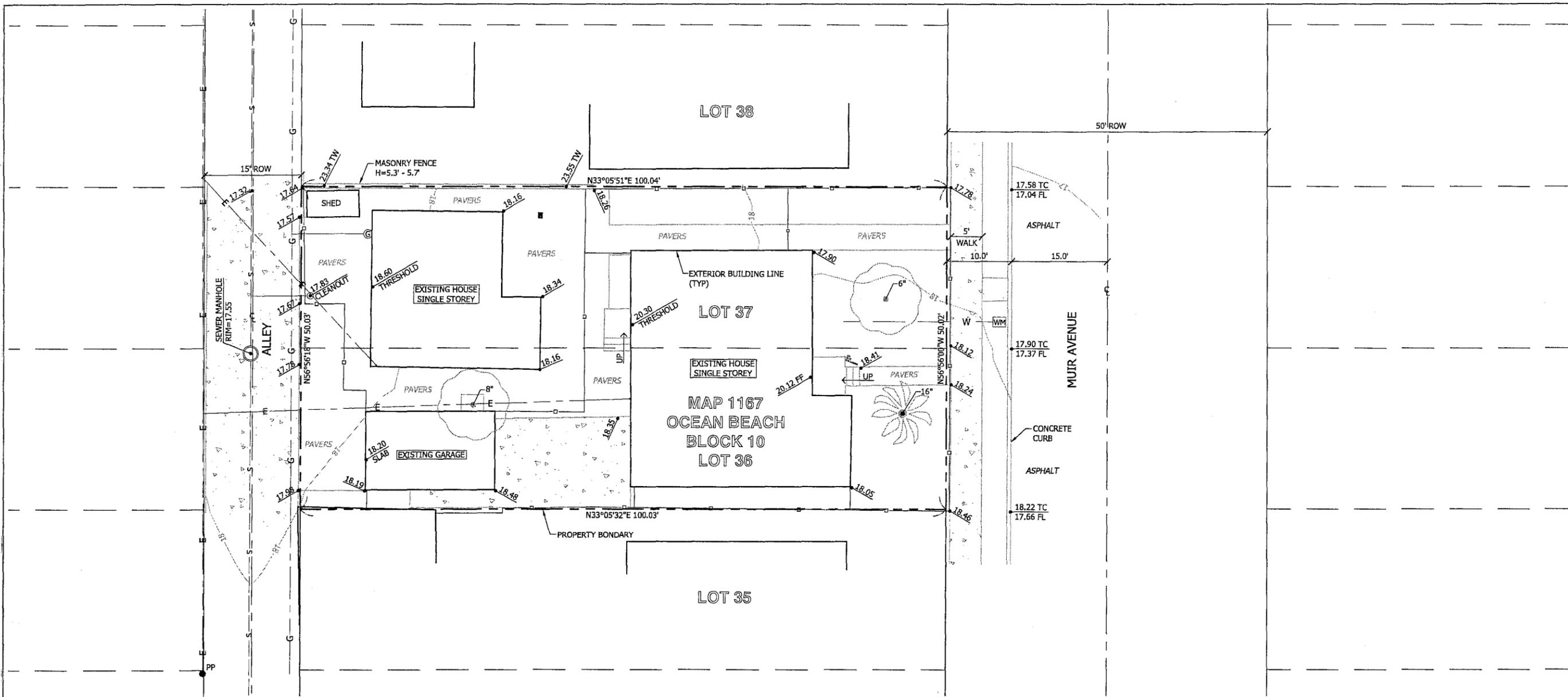
BMP



METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
(619) 564-6091

REVISIONS:

4947 MUIR AVE.
SAN DIEGO CA. 92107



NOTE
THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY.

THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY. THE LOCATION OF THE PROPERTY BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION INCLUDING SURVEY MAPS, PLANS, NOTES AND TITLE DOCUMENTS RELATING TO THE BOUNDARY AND/OR EASEMENT LINES DEPICTED HEREON TO SHOW THE APPROXIMATE LOCATION OF THESE LINES RELATIVE TO TOPOGRAPHIC FEATURES.

LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM RECORDS PROVIDED BY THE UTILITY COMPANIES AND/OR FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

ABBREVIATIONS	
ASPH	ASPHALT
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FNC	FENCE
GB	GRADE BREAK
MH	MANHOLE
PP	UTILITY POLE
SS	SANITARY SEWER
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
U/G	UNDERGROUND
WM	WATER METER

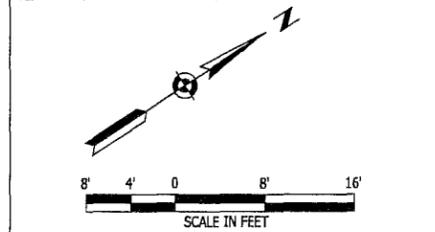
LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	CENTER LINE
	LOT LINE
	FENCE-WOOD
	OVERHEAD ELECTRIC LINE
	WATER LINE
	GAS LINE
	EDGE OF CONCRETE CMU WALL
	CONCRETE SURFACE
	GROUND CONTOUR (5' INTERVAL)
	GROUND CONTOUR (1' INTERVAL)
	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
	BOUNDARY LINE DATA
	SPOT ELEVATION
	TREES
	15" (TRUNK DIAMETER)

SURVEY LOCATION:
4947 MUIR AVENUE
SAN DIEGO, CA 92107

PROPERTY DESCRIPTION:
ASSESSOR'S PARCEL NO: 448-212-20
LEGAL DESCRIPTION: LOTS 36 & 37,
BLOCK 10, MAP 1167 (OCEAN BEACH)

BASIS OF ELEVATIONS:
CITY OF SAN DIEGO BENCHMARK
MONUMENT DESCRIPTION: BRASS PLUG
LOCATION: TOP OF CURB, SOUTH CORNER
VOLTAIRE STREET & CABLE STREET

ELEVATION: 24.03 FEET
DATUM: NGVD 29 (MSL)

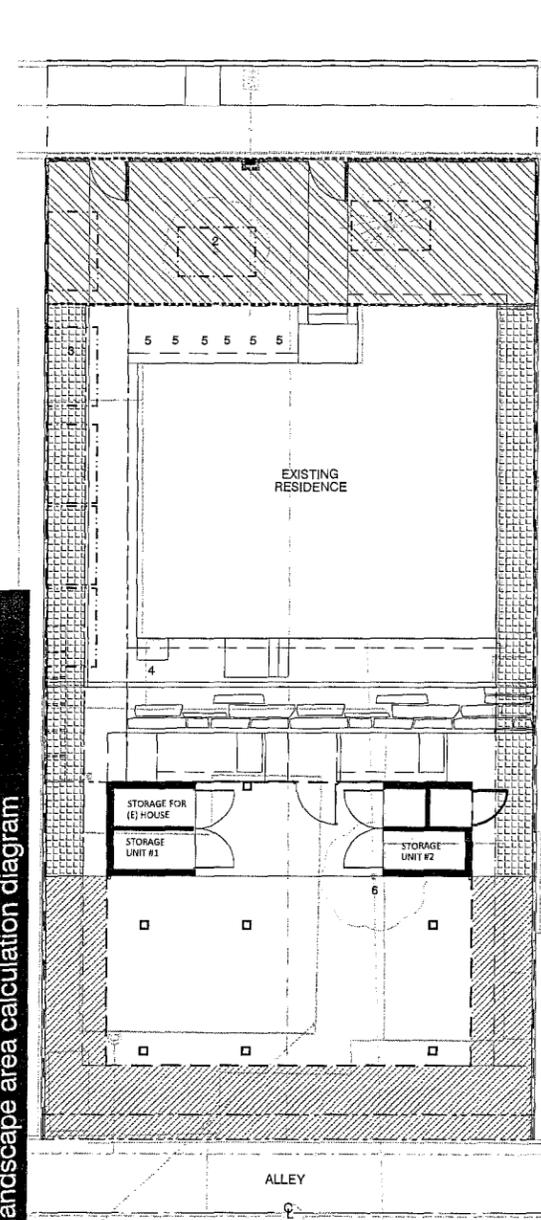
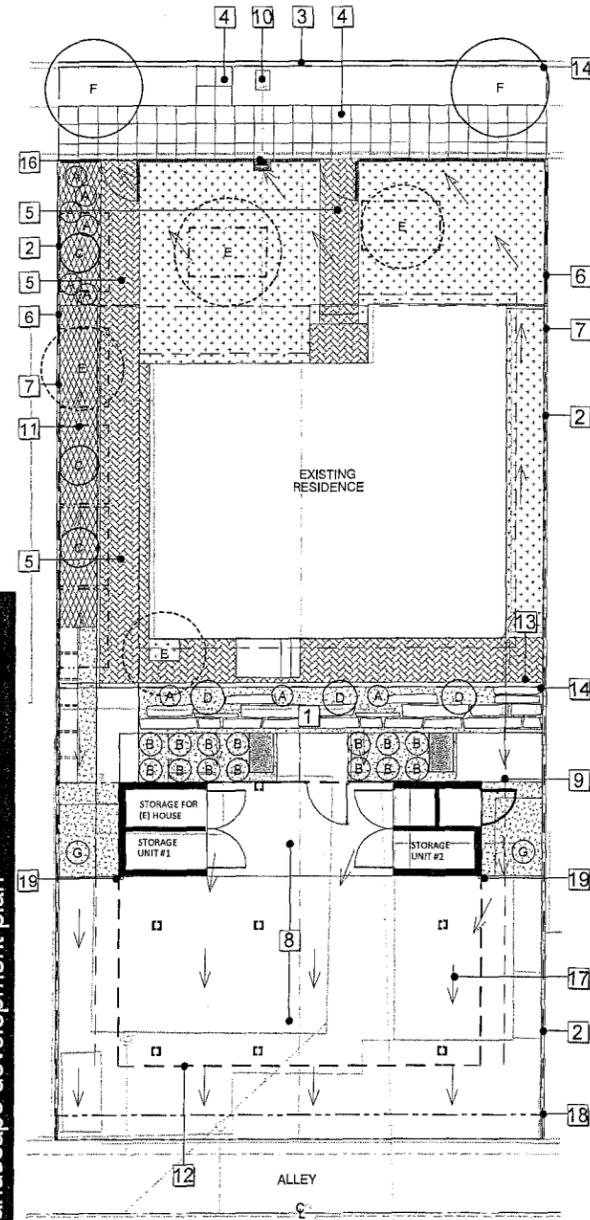


SUBMITTAL SET
10/31/13
SCALE: 1/8"=1'-0"
DRAWN BY: VF

SHEET TITLE:
SV1

MUIR AVE.

MUIR AVE.



PLANT MATERIAL LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	FORM/FUNCTION	REMARKS
A	TRACHELOSPERMUM JASMINOIDES	VARIEGATA STAR JASMINE	5 GAL.	3	EVERGREEN VINE	
B	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL.	14	EVERGREEN ACCENT SHRUB	
C	CITRUS SPP.	SELECTED CITRUS	24" BOX	3	EVERGREEN CANOPY TREE	VARIETY BY OWNER/L.A.
D	DRACENA MARGINATA	DRAGON PALM	24" BOX	3	EVERGREEN ACCENT TREE	OUTDOOR GROWN (NO GREENHOUSE GROWN)
E	EXISTING PLANT MATERIAL	(SEE ADJACENT LEGEND)		4	TO REMAIN	PROTECT IN PLACE
F	PRUNUS CERASIFERA	'KRAUTER VESUVIUS'	24" BOX	2	EVERGREEN PALM TREE	8' MIN. BTH
G	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	24" BOX	2	EVERGREEN PALM TREE	8' MIN. BTH

EXISTING TREE/SHRUB LEGEND

NO.	BOTANICAL NAME	COMMON NAME	TREE HT. (FT.)	CANOPY WIDTH (FT.)	TRUNK DIAMETER (IN.)	REMARKS
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	40'	12'	12"	TO REMAIN
2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	18'	15'	6"	TO REMAIN
3	CITRUS SPP.	CITRUS	10'	5'	4"	TO REMAIN
4	CITRUS SPP.	CITRUS	8'	4'	3"	TO REMAIN
5	PITTOSPORUM TOBIRA	MOCK ORANGE	3'	2'	2"	TO REMAIN
6	PERSEA AMERICANA	CITRUS	12'	15'	4"	TO BE REMOVED



SITE PLAN LEGEND

- 1 PAVING-NATURAL STONE SLABS
- 2 PROPERTY LINE
- 3 EXISTING CURB (TO REMAIN)
- 4 EXISTING SIDEWALK (TO REMAIN)
- 5 EXISTING PERMEABLE PAVING (TO REMAIN)
- 6 EXISTING 36" HT. WOOD FENCE (TO REMAIN)
- 7 EXISTING 72" HT. WOOD FENCE (TO REMAIN)
- 8 PROPOSED CONCRETE PAVING
- 9 SETBACK LINE
- 10 EXISTING WATER METER (TO REMAIN)
- 11 40 S.F. 5' MIN. PERMEABLE TREE PLANTING AREA
- 12 PROPOSED BUILDING OVERHANG
- 13 PROPOSED CURB MADE FROM RE-PURPOSED CONCRETE PAVERS
- 14 LIMIT OF WORK LINE
- 15 EXISTING STEPS TO REMAIN
- 16 NEW BACKFLOW PREVENTER
- 17 PATH OF STORM WATER DRAINAGE PER BMP PLAN (TYP.)
- 18 R.O.W. LIMIT LINE FOR IMPROVEMENT IN ALLEY (SEE ARCH. PLAN)
- 19 ROOF DRAINS. SEE BMP AND ARCHITECTURE PLANS.

GRAPHIC LEGEND

- [Symbol] EXISTING TURF GRASS (TO REMAIN)
- [Symbol] EXISTING SHRUB/GROUND COVER PLANTINGS (TO REMAIN)
- [Symbol] EXISTING PERMEABLE PAVERS (TO REMAIN)
- [Symbol] PROPOSED DECOMPOSED GRANITE OR COBBLE GROUND COVER
- [Symbol] PROPOSED CONCRETE PAVING
- [Symbol] PROPOSED MULCH

AREA CALCULATION LEGEND

SYMBOL	DESCRIPTION	AREA
[Symbol]	STREET YARD	742 s.f.
[Symbol]	REMAINING YARD	447 s.f.
[Symbol]	VEHICLE USE AREA	600 s.f.

PLANT POINT CALCULATION NOTE:

PLANT POINTS ARE CALCULATED IN ACCORDANCE WITH SAN DIEGO MUNICIPAL CODE, SECTION 142.0403 AND TABLE 142-04B. PLANT MATERIAL IS FIRST QUANTIFIED BASED ON SIZE AND LOCATION, THEN A NUMERICAL POINT SYSTEM IS APPLIED TO EACH PLANT RELATIVE TO THE POINT SCHEDULE IN TABLE 142-04B.

LANDSCAPE CALCULATIONS	
STREET TREES IN PUBLIC RIGHT OF WAY	
Length of Street Frontage	50 L.F.
Street Trees Required	2
Street Trees Provided	2
STREET YARD (ALL ZONES)	
Total Area	742 S.F.
Plant Area Required	371 S.F.
Plant Area Provided	611 S.F.
Plant Area as Hardscape	0 S.F.
Plant Points Required	37
Plant Points Provided (proposed plant material)	155
Plant Points Provided (existing tree to remain)	155
Points Achieved w/Trees	155
REMAINING YARD	
Total Area	447 S.F.
Planting Area Required	160 S.F.
Planting Area Provided	288 S.F.
Plant Points Required	60
Plant Points Provided	150
Points Achieved w/Trees	150
VEHICLE USE AREA	
Total Area	600 S.F.
Plant Points Required	30
Plant Points Provided	46
Points Achieved w/Trees	46
Excess point provided	18

WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOTEL GUESTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

INVASIVE PLANT NOTE

ALL EXISTING INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

ROOT BARRIER NOTE

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES PER LDC 142.0403.

DISTURBED AREA NOTE

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNERS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 9' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM SEWER FACILITIES.

DESIGN STATEMENT

THE LANDSCAPE DESIGN INTENT OF THE MUIR FLATS RESIDENTIAL DEVELOPMENT IS TO DEVELOP A CREATIVE, COMFORTABLE EXTERIOR ENVIRONMENT FOR THE HOME OWNERS AS AN EXTENSION OF THEIR INTERIOR LIVING SPACE UTILIZING DROUGHT TOLERANT, ENVIRONMENTALLY SENSITIVE PLANT MATERIAL AND BUILDING PRODUCTS.

ADDITIONAL NOTES: All landscape and irrigation plans shall conform with the City of San Diego's Land Development Code, Landscape Regulations, the Land Development Manual, Landscape Standards, and all other City and Regional Standards.

1. All landscape areas not containing trees shall have a minimum finished dimension of 3 feet (width) measured from the inside face of pavement.
2. Each tree shall be planted in an air and water-permeable planting area of at least 40 square feet with a minimum finished dimension (width) of 5 feet measured from the inside face of pavement. The planting area shall be unencumbered by utilities.
3. All irrigation design and installation shall conform with the Landscape Standards. It is the responsibility of the designer to be familiar with and implement the Landscape Standards.
4. Any changes to the site and/or landscape plans shall be submitted to the City Landscape Planner for review and approval prior to proceeding.
5. Any discrepancy or conflicts in dimensions, landscape area or material shall be brought to the attention of the City Landscape Planner, the owners, and the designer/architect prior to installation.
6. Trees required by this division shall be self-supporting, woody plants with at least one well-defined trunk and shall normally attain a mature height and spread of at least 15 feet within 8 years of planting.
7. The irrigation system shall be installed with a rain shut-off device.
8. The irrigation system shall be installed with an ET based irrigation controller scheduled to water plant material based on actual plant water needs as opposed to watering based on a regular preset schedule.
9. No trees or shrubs exceeding three feet in height at maturity to be installed within ten feet of any public sewer facilities or in the public easement.

MINIMUM TREE SEPARATION DISTANCE

Improvement	Minimum Distance to Street Tree
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet (10' for sewer)
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

303 46th Street, Suite 100
San Diego, California 92101
tel: (619) 295-3150 fax: (619) 561-7725
www.miasd.com

mi.asd

MUIR FLATS
4947 MUIR AVENUE
SAN DIEGO, CALIFORNIA

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

DRAWN: DWM/CLS

DATE: 4/3/2014

SCALE: 1/4" = 1'

MLASD, INC. ©



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning
 Committee
 Distribution Form Part 2

Project Name: Muir Flats		Project Number: 348058		Distribution Date: 12/3/2013	
Project Scope/Location: OCEAN BEACH **SUSTAINABLE BLDG EXPEDITE PRGM** Coastal Development Permit (CDP) & Tentative Parcel Map (PM) (PROCESS 3) to demolish the rear residence & detached garage and construct a 2-unit, 1,512 square foot condo building w/front residence to remain for 3 total residential condo units (2 new, 1 condo conv) located at 4945-47 Muir Ave. The 5,000 square foot site is in the RM-2-4 zone of the OB Community Plan, Coastal Overlay Zone (non-appealable area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach & Coastal), Residential Tandem Parking Overlay Zone, Historic District Overlay Zone, AIA-SDIA. Council District 2					
Applicant Name: Amy Martorano			Applicant Phone Number: 619.757.4525		
Project Manager: Laura C. Black		Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: lblack@sandiego.gov	
Committee Recommendations (To be completed for Initial Review): ~ / A					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes 9	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: APPROVAL OF MAP WAIVER					
NAME: PETER RUSCITTI			TITLE: CHAIR		
SIGNATURE: [Signature]			DATE: 03 APRIL 2014		
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

From: Peter Ruscitti [ruscitti.obpb@sent.com]
Sent: Thursday, April 03, 2014 4:28 PM
To: Black, Laura
Cc: Peter Ruscitti; Amy Martorano
Subject: Re: FW: Muir Flats project

Thanks, Laura. I do understand that the map waiver (if approved) will not require another parking space. The concern raised last night was that, if the map waiver is NOT approved, then the site would require another parking space. As such, we were reluctant to support the reduced parking without some assurance that the map waiver will go through. We therefore made an approved map waiver a condition of our recommendation.

I'll get you the completed form ASAP.

Thanks again,
Pete

--
Peter Ruscitti / Vice Chair, Ocean Beach Planning Board
ruscitti.obpb@sent.com / 619-737-2077

On Thu, Apr 3, 2014 at 4:20 PM, Black, Laura <LBlack@sanidiego.gov> wrote:

Sorry, forgot to add this, the map waiver for condominiums does not require another parking space. The 5 proposed spaces is the required number of spaces for this project as a CDP/MW (Condo) project. Thanks.

Laura

From: Peter Ruscitti [mailto:ruscitti.obpb@sent.com]
Sent: Thursday, April 03, 2014 2:29 PM
To: Amy Martorano

Cc: Black, Laura
Subject: Re: FW: Muir Flats project

Amy and Laura,

I'll fill this out and get it back to you and Laura ASAP - most likely tonight or tomorrow morning.

Also, can either of you tell me what the status of the map waiver is? This was the only real issue that came up last night - because it appears that the parking calculation is dependent upon the property being condoized via map waiver. I haven't verified this against the Municipal Code, but several board members were claiming that - if this property were to remain as apartments rather than condos - at least one additional parking space would be required. So the map waiver is pretty important here, and something we never discussed. Please provide an update on that when you can.

Thanks,

Pete

--

Peter Ruscitti / Vice Chair, Ocean Beach Planning Board

ruscitti.obpb@sent.com / 619-737-2077

On Thu, Apr 3, 2014 at 8:19 AM, Amy Martorano <amartorano@aslanrg.com> wrote:

Hi Pete,

Can you please complete the attached form and return it to me as soon as possible? I am re-submitting the project for final review this morning and would like to give it to Lara Black at some point today. I just got back in to town and haven't spoken with my team yet but heard that the project was approved at last night's meeting. Thank you for expediting it, I am really excited to get this project built!



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 MUIR FLATS 348058

Project Address:
 4947 MUIR AVENUE, SAN DIEGO, CA 92107

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Signature : _____ Date: _____	Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Signature : _____ Date: _____
Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Signature : _____ Date: _____	Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Signature : _____ Date: _____

Project Title:
MUIR FLATS

Project No. **ATTACHMENT 1 2**

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
APG FUND I, LLC

Owner Tenant/Lessee

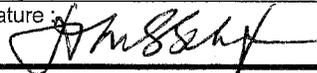
Street Address:
20 PACIFICA, SUITE 450

City/State/Zip:
IRVINE, CA 92618

Phone No: _____ Fax No: _____
(949) 600-4035

Name of Corporate Officer/Partner (type or print):
JOHN SHAFER

Title (type or print):
PRESIDENT/ CEO

Signature :  Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:46 PM 04/12/2012
FILED 06:46 PM 04/12/2012
SRV 120424819 - 5139199 FILE

CERTIFICATE OF FORMATION

OF

APG FUND I, LLC

(under Section 18-201 of the Delaware Limited Liability Company Act)

1. The name of the limited liability company is APG Fund I, LLC (the "Company").
2. The registered office of the Company in the State of Delaware shall be 2711 Centerville Road, Suite 400, County of New Castle, Wilmington, Delaware 19808. The name of its registered agent at such address is Corporation Service Company.

IN WITNESS THEREOF, the undersigned has executed this Certificate of Formation of APG Fund I, LLC this 10th day of April, 2012.



John S. Schafly,
Authorized Person

RESOLUTION NO. 2014-0005 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 ATTACHED RESIDENTIAL UNITS AT 4945-4947 MUIR AVENUE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 2 Attached Residential Units at 4945-4947 Muir Avenue, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 2 attached, condominium residential units on a property with an existing single-family residence to remain; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided each new residence is sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement over each new unit is recorded with the County Recorder; and

WHEREAS, the proposed project is in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zones (RPZs); and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

Resolution No. 2014-0005 ALUC
Page 2 of 3

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 2 Attached Residential Units at 4945-4947 Muir Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of 2 attached, condominium residential units on a property with an existing single-family residence to remain.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that each new residence is sound attenuated to 45 dB CNEL interior noise level and that an avigation easement over each new unit is recorded with the County Recorder. Therefore, as a condition of project approval, the new structures must each be sound attenuated to 45 dB CNEL interior noise level and an avigation easement must be recorded over each new unit with the County Recorder.
- (3) The proposed project is located within the AAOZ. The maximum allowable height for a project on this site is approximately 450 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 46 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (4) The proposed project is located outside the RPZs.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that this ALUC determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

Resolution No. 2014-0005 ALUC
Page 3 of 3

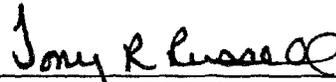
PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 6th day of March, 2014, by the following vote:

AYES: Commissioners: Alvarez, Boland, Cox, Gleason, Hubbs, Robinson, Sessom, Smisek

NOES: Commissioners: None

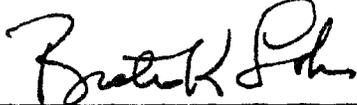
ABSENT: Commissioners: Desmond

ATTEST:



TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL

DEVELOPMENT SERVICES
Project Chronology
Muir Flats – Project No. 348058

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
12/03/2013	First Submittal	Project Deemed Complete		
01/09/2014	First Assessment Letter		21 days	
01/27/2014	Second Submittal			11 days
02/07/2014	Second Assessment Letter		9 days	
02/26/2014	Third Submittal			12 days
03/11/2014	Third Assessment Letter		9 days	
04/03/2014	Fourth Submittal			16 days
04/14/2014	Fourth Review Completed/ Reviews Complete		7 days	
04/15/2014	Environmental Determination –Exemption- NORA prepared			
04/29/2014	Environmental Determination – Exemption – NORA appeal period end		11 days	
05/21/2014	Hearing Officer - Public Hearing		16 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	73 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		39 days
TOTAL PROJECT RUNNING TIME			112 days = 3.7 months	



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 7, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: May 21, 2014
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT TYPE: Coastal Development Permit and Tentative Parcel Map,
Exempt - PROCESS THREE
PROJECT NO: 348058
PROJECT NAME: MUIR FLATS
APPLICANT: Amy Martorano
COMMUNITY PLAN AREA: Ocean Beach
COUNCIL DISTRICT: District Two

CITY PROJECT MANAGER: Laura C. Black, AICP, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 236-6327 / lblack@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for the maintenance of one existing dwelling unit at the front of the lot (to be converted to a condominium), demolition of an existing single story residence and detached garage located at the rear of the property; and the construction a new, two-story, 1,513 square foot condominium building, containing two residential units, at the rear of the property. When completed, the site will contain three residential condominium units. The 5,000 square foot site is located at 4945 and 4947 Muir Avenue in the RM-2-4 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area for the San Diego International Airport (SDIA), FAA Part 77 Notification Area, the Ocean Beach Precise Plan and Local Coastal Program area. This application was filed on December 3, 2013.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal

must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7580, or find the details on their website at: <http://www.sdhc.net/haotherprog1h.shtml>.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 15, 2014, and the opportunity to appeal that determination ended April 29, 2014.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004222